

07/15/2026 07:56 OWNERSHIP 622395000										PROPERTY DESCRIPTION										TAX DESCRIPTION										MAP NUMBER										CARD#															
ROSEMAN GLENN A ROSEMAN KECIA W 392 OLD HOMESTEAD LANE HAYESVILLE, NC 28904 DEED: 00476 0134 6/26/2023 \$640,000 28' 24' 21' 8' 38' OFP SFR 22' 25' 30' 22' 10' 44' OFP 33'										LOT 20 HIGH MEADOWS PLATBOOK/PAGE/DATE: 3 325 NB: 00027 HIGH MEADOWS 392 OLD HOMESTEAD										HIAWASSEE HAYESVILLE FIRE DISTRICT										558000875367 RECORD NUMBER: 11392 ROUTE: 558000117 LISTER: BRANDAN ALFRED 1/1/2026 REVIEWER: BRANDAN ALFRED 4/4/2025 9:05:00 AM										1 / 1															
										TOPO					STREET					UTILITIES					NOTES					LT																									
																									POND SUB INFRA					3.5800 (3.580)																									
										#	LAND CLASS					SIZE					BASERATE					*	ACF					*	ADJ					=	ADJ RATE					*	UNITS					=	LNDVALUE				
										1	50RESIDENTIAL					1.000					40000						1.00						1.00						40000						1.000						40000				
										2	20OPEN LAND					2.580					10000						1.00						1.00						10000						2.580						25800				
										ACREAGE FACTOR:										FRONTAGE FACTOR:										LAND VALUE										65,800															
										#	OTHER FEATURES										SIZE					BASERATE					COND					ADJ RATE					UNITS					VALUE									
										1	32 C POLE SHED										12 * 30					3.10					0.90					3.10					360					1100									
OTHER FEATURES VALUE:																									1,100																														
FOUNDATION					XTR_FINISH					ROOF TYPE					ROOF MTRL					SIZE/QTY																																			
5 CONCRETE					07 ALUMINUM/VINYL					02 GABLE					01 ASPHALT					1.0000 STHT 3 BDRM																																			
WALL FINISH					FLOORS					HEAT&AIR					HEAT FUEL					BUILDING #																																			
01 DRYWALL					01 HARDWOOD 05 CARPET					01 FORCED HOT AIR 11 CENTRAL AIR CONDI					03 GAS					1																																			

IMPROVEMENT TYPE:		SINGLE FAMILY				GRADE:		B		AYB:		2001		EYB:		2001		CONDITION:		Average		DEPR TABLE:				SQ FT TABLE:															
DIMENSIONS:		SFR-CL40U30R40D12R2D7L2D11 OFP-CL40D8R40U8 WDK-L40CU38XL6D8XD30XD8R6XU8 OFP-U30CR40U8L40D8H																																							
STRUCTURE		SKETCH-SF		*	STHT		=	AREA		RATE		*	GRDE		+	HEAT		+	EXWL		*	WLHT		=	ADJRATE		*	AREA		=	RPCN		*	DEPF		*	CNDF		=	STR-VALUE	
SFR SINGLE FAMILY		2106			1.00			2106		201.40			B			5.00						1.00			206.40			2106			434678			0.75						326009	
1 FIREPLACE		0						0																	6250.00			0			6250			0.75						4688	
3 BATHS		0						0																	9180.00			0			27540			0.75						20655	
69%FIN-BSMT		0						1453		120.84						3.00						1.00			123.84			1453			179940			0.75						134955	
OFP OPEN FINISHED PORCH		440			1.00			440		124.00												1.00			124.00			440			54560			0.75						40920	
OFP OPEN FINISHED PORCH		304			1.00			304		124.00												1.00			124.00			304			37696			0.75						28272	
AFG ATTACHED FINISHED		550			1.00			550		72.00												1.00			72.00			550			39600			0.75						29700	
4109 HSF								4853 TSF																	RPCN=189.8914/HSF				780264		VALU=142.42/HSF						585199				
STRUCTURE VALUE																									585,200																
CARD 1 VALUE																									652,100																
VALUATION		THIS CARD		+	OTHER CARD		=	VALUE		PREV-VAL		CHANGE		OTHER CARDS VALUE																											
LAND		65,800						65,800		65,800		%		TOTAL VALUE												652,100															
OTHER FEAT		1,100						1,100		1,100		%																													
STRUCTURE		585,200						585,200		290,400		101.52%																													
TOTAL		652,100						652,100		357,300		82.51%		NBHD ADJUSTMENT: 1.00 * 652100 = 652,100																											
(1034727) Group:0										TAX YEAR: 2026										APPRaised VALUE										652,100											
Clay County, NC										REVAL YEAR: 2026										DEFERRED VALUE										0		TAXABLE VALUE		652,100							