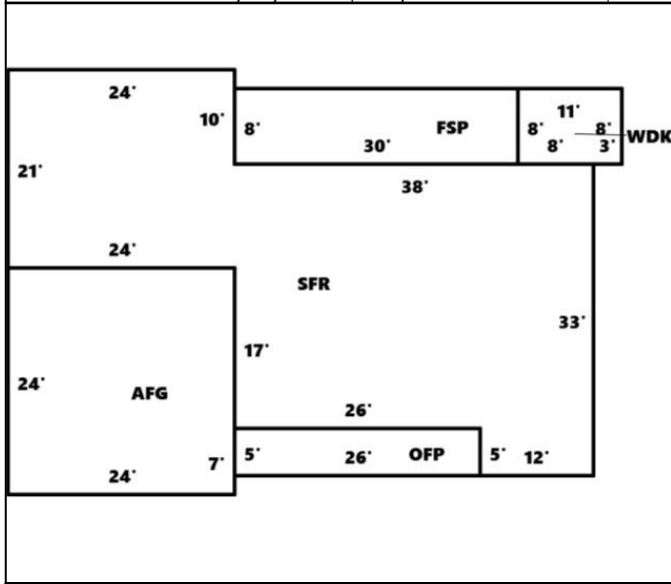


05/18/2026 03:44 OWNERSHIP 625114000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
YOUNGWOOD MICHAEL ANGELO AMADEUS 20 DEERBROOK CIR HAYESVILLE, NC 28904-4685 DEED: 00490 0246 3/31/2026 \$383,000	LOT 4 DEER BROOK SUBN PLATBOOK/PAGE/DATE: 2 740 NB: 00024 DEERBROOK SUBDIVISION 20 DEERBROOK CIR	HIAWASSEE HAYESVILLE FIRE DISTRICT	558003125077 RECORD NUMBER: 11591 ROUTE: 558003 206 LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 1/30/2024	1 / 1



TOPO	STREET	UTILITIES	NOTES	AC							
				0.7000							
#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	=	ADJ RATE	* UNITS	=	LNDVALUE	
1	10HOMESITE	0.700	40000	1.30	1.00		52000	0.700		36400	
ACREAGE FACTOR:		FRONTAGE FACTOR:		LAND VALUE		LAND VALUE		LAND VALUE		36,400	
#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE				
1	41 STORAGE-METAL UTILIT	10 * 12		0.50		120	0				
OTHER FEATURES VALUE:											0
FOUNDATION		XTR_FINISH		ROOF TYPE		ROOF MTRL		SIZE/QTY			
1 CRAWL SPACE		07 ALUMINUM/VINYL 05 STUCCO		02 GABLE		01 ASPHALT		1.0000 STHT 2 BDRM			
WALL FINISH		FLOORS		HEAT&AIR		HEAT FUEL		BUILDING #			
01 DRYWALL		05 CARPET 10 VINYL		04 HEAT PUMP 11 CENTRAL AIR CONDI 05 FLOOR/WALL FURNAC		02 ELECTRIC 03 GAS		1			

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE:	C	AYB:	2002	EYB:	2002	CONDITION:	Average	DEPR TABLE:		SQ FT TABLE:	
DIMENSIONS:	SFR=E26S5E12N33W38N10W24S21E24S17Area:1628;AFG=N17W24S24E24N7Area:576;OPF=E26S5W26N5Area:130;WDK=E3N8W11S8E8Area:88;FSP=W30N8E30S8Area:240;TotalArea:2662												

STRUCTURE	SKETCH-SF	* STHT	=	AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	=	ADJRATE	* AREA	=	RPCN	* DEPF	* CNDF	=	STR-VALUE
SFR SFR SINGLE FAMILY	1628	1.00		1628	161.10	C	5.50		1.00		166.60	1628		271225	0.90			244103
1 HALFBATHS	0			0							3950.00	0		3950	0.90			3555
2 BATHS	0			0							7398.00	0		14796	0.90			13316
OPF OPF OPEN FINISHED	130	1.00		130	100.00				1.00		100.00	130		13000	0.90			11700
WDK WDK WOOD DECK	88	1.00		88	13.00				1.00		13.00	88		1144	0.90			1030
FSP FSP FINISHED SCREEN	240	1.00		240	55.00				1.00		55.00	240		13200	0.90			11880
AFG AFG ATTACHED	576	1.69		973	58.00				0.85		49.30	973		47969	0.90			43172

2601 HSF	3059 TSF	RPCN=140.4398/HSF	365284	VALU=126.40/HSF	328756
STRUCTURE VALUE			Override 90.00%		328,800
				CARD 1 VALUE	365,200

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE		
LAND	36,400				36,400	36,400	%	TOTAL VALUE		
OTHER FEAT	0				0	12,000	%	365,200		
STRUCTURE	328,800				328,800	156,500	110.1%			
TOTAL	365,200				365,200	204,900	78.23%			
								NBHD ADJUSTMENT:	1.00 * 365200 = 365,200	
(1100552) Group:0		TAX YEAR: 2027		DEFERRED VALUE		0		APPRAISED VALUE		365,200
Clay County, NC		REVAL YEAR: 2026						TAXABLE VALUE		365,200