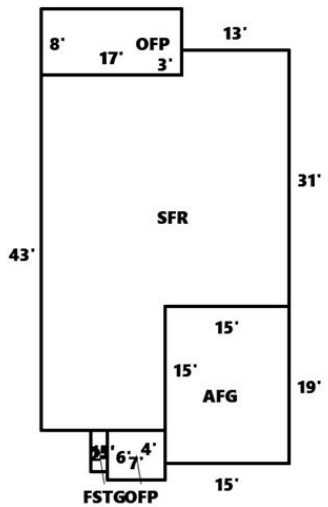


05/18/2026 12:14 OWNERSHIP 621221000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
NICASTRO STEPHEN NICASTRO MICHELLE 476 LICKLOG RIDGE HAYESVILLE, NC 28904 DEED: 00466 0176 7/11/2022 \$280,000	UNIT 32 LICKLOG TOWNHSE PLATBOOK/PAGE/DATE: 4 1553 NB: 00022 RIDGES @ MOUNTAIN HARBOUR 476 LICKLOG RIDGE	HIAWASSEE HAYESVILLE FIRE DISTRICT	558003235203 RECORD NUMBER: 2397 ROUTE: LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 1/29/2024 10:38:00 AM	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT				
			BLDG 32	0.0300				
#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	= ADJ RATE	* UNITS	= LNDVALUE
1	50RESIDENTIAL	1.000	80000	1.00	0.25	20000	1.000	20000
ACREAGE FACTOR:		FRONTAGE FACTOR:		LAND VALUE		20,000		
#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE	
OTHER FEATURES VALUE:								0
FOUNDATION		XTR_FINISH		ROOF TYPE		ROOF MTRL		SIZE/QTY
1 CRAWL SPACE		14 CONCRETE LAP SIDING 05 STUCCO 03 STONE		02 GABLE 04 HIP		01 ASPHALT		1.6800 STHT 3 BDRM
WALL FINISH		FLOORS		HEAT&AIR		HEAT FUEL		BUILDING #
01 DRYWALL		01 HARDWOOD 02 TILE 05 CARPET		04 HEAT PUMP 11 CENTRAL AIR CONDI		03 GAS 02 ELECTRIC		1

IMPROVEMENT TYPE: SINGLE FAMILY	GRADE: B+15	AYB: 2005	EYB: 2005	CONDITION: Good	DEPR TABLE:	SQ FT TABLE:
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DIMENSIONS: SFR-CL40U30R40D12R2D7L2D11 OFP-CL40D8R40U8 WDK-L40CU38XL6D8XD30XD8R6XU8 OFP-U30CR40U8L40D8H
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STRUCTURE	SKETCH-SF	* STHT	= AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	= ADJRATE	* AREA	= RPCN	* DEPF	* CNDF	= STR-VALUE
SFR SINGLE FAMILY	1104	1.68	1855	203.22	B 1.15	5.50		0.85	203.32	1855	377159	0.86		324357
1 HALFBATHS	0		0						4800.00	0	4800	0.86		4128
2 BATHS	0		0						9180.00	0	18360	0.86		15790
OFP OPEN FINISHED PORCH	136	1.00	136	124.00	1.15			1.00	142.60	136	19394	0.86		16679
OFP OPEN FINISHED PORCH	42	1.00	42	124.00	1.15			1.00	142.60	42	5989	0.86		5151
AFG ATTACHED FINISHED	285	1.00	285	72.00	1.15			1.00	82.80	285	23598	0.86		20294
FSTG FINISHED STORAGE	10	1.00	10	35.00	1.15			1.00	40.25	10	403	0.86		347

2140 HSF	2328 TSF	RPCN=210.1415/HSF	449703	VALU=180.72/HSF	386746
STRUCTURE VALUE					386,700
					CARD 1 VALUE
					406,700

VALUATION	THIS CARD	+ OTHER CARD	= VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	20,000		20,000	10,000	100%	
OTHER FEAT	0		0	0	%	
STRUCTURE	386,700		386,700	189,100	104.49%	
TOTAL	406,700		406,700	199,100	104.27%	
NBHD ADJUSTMENT: 1.00 * 406700 = 406,700						

(1038167) Group:0 Clay County, NC	TAX YEAR: 2026 REVAL YEAR: 2026	DEFERRED VALUE	0	APPRAISED VALUE	406,700	TAXABLE VALUE	406,700
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