

08/29/2026 02:14 OWNERSHIP 619708000										PROPERTY DESCRIPTION										TAX DESCRIPTION										MAP NUMBER										CARD#	
GRADY BROTHERS PROPERTY LLC										TRACT 1 SR 1166										SHOOTING CREEK SHOOTING CREEK FIRE DISTRICT										640900523826 RECORD NUMBER: 10555 ROUTE: 640900091 LISTER: TOM HYDER 1/1/2026 REVIEWER: TOM HYDER 3/19/2025 12:19:00 PM										1 / 1	
24' 14' SFR 8' 32' OFF 32' 8' EFP 10' QUP										TOPO				STREET				UTILITIES				NOTES										AC									
																																46.7000									
										#	LAND CLASS					SIZE		BASERATE		*	ACF		*	ADJ		=	ADJ RATE		*	UNITS		=	LNDVALUE								
										1	11HOMESITE-PAVED					1.000		32500			1.00			0.00			32500			1.000			32500								
										2	21OPEN LAND-PAVED					5.700		10000			0.90			0.00			9000			5.700			51300								
										3	41WOOD LAND-PAVED					40.000		10000			0.90			0.80			7200			40.000			288000								
										ACREAGE FACTOR:										FRONTAGE FACTOR:										LAND VALUE										371,800	
										#	OTHER FEATURES					SIZE		BASERATE		COND		ADJ RATE		UNITS		VALUE															
										1	39 D STORAGE-FRAME/CONCRE					12 * 16		8.05		0.00		8.05		192		1500															
										2	39 D STORAGE-FRAME/CONCRE					12 * 18		7.98		0.00		7.98		216		1700															
OTHER FEATURES VALUE:																				3,200																					
FOUNDATION					XTR_FINISH					ROOF TYPE					ROOF MTRL					SIZE/QTY																					
2 SLAB					05 STUCCO					02 GABLE					04 METAL					1.0000 STHT 3 BDRM																					
WALL FINISH					FLOORS					HEAT&AIR					HEAT FUEL					BUILDING #																					
01 DRYWALL 01 DRYWALL					02 TILE 05 CARPET					06 NO HEAT					00					1																					

IMPROVEMENT TYPE:		SINGLE FAMILY				GRADE: D+10		AYB:		1945		EYB:		1960		CONDITION: Fair		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		768		1.00		768	139.16		D	1.10					1.00		153.08		768		117565		0.24				28216
1 BATHS		0				0											5550.00		0		5550		0.24				1332
40%FINATTIC		0				307	41.75			1.10							45.93		307		14101		0.24				3384
OFP OPEN FINISHED PORCH		256		1.00		256	72.00			1.10					1.00		79.20		256		20275		0.24				4866
OUP OPEN UNFINISHED		50		1.00		50	32.00			1.10					1.00		35.20		50		1760		0.24				422
EFP ENCLOSED FINISHED		112		1.00		112	52.50			1.10					1.00		57.75		112		6468		0.24				1552
		1075		HSF		1493				TSF							RPCN=154.1572/HSF					165719		VALU=37.00/HSF			39772
STRUCTURE VALUE																									39,800		
CARD 1 VALUE																									414,800		
VALUATION		THIS CARD		+	OTHER CARD		=	VALUE		PREV-VAL		CHANGE		OTHER CARDS VALUE													
LAND		371,800						371,800		199,000		86.83%		TOTAL VALUE											414,800		
OTHER FEAT		3,200						3,200		1,600		100%															
STRUCTURE		39,800						39,800		44,800		-11.16%															
TOTAL		414,800						414,800		245,400		69.03%		NBHD ADJUSTMENT: 1.00 * 414800 = 414,800													
(1040562) Group:0 Clay County, NC								TAX YEAR: 2026 REVAL YEAR: 2026				DEFERRED VALUE		0		APPRAISED VALUE TAXABLE VALUE											414,800 414,800