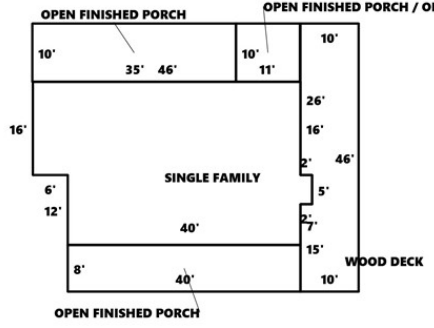


05/18/2026 03:44 OWNERSHIP 623106000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
BRYSON DOUG PENLAND ROBERT 950 BRYSON DRIVE HIAWASSEE, GA 30546 DEED: 00481 0211 1/11/2024 \$280,000	LOT 15 MTN MEADOWS SUB PLATBOOK/PAGE/DATE: 5 126 NB: 00141 MOUNTAIN MEADOWS SUB 124 MOUNTAIN MEADOWS WEST	SHOOTING CREEK SHOOTING CREEK FIRE DISTRICT	640900784952 RECORD NUMBER: 15671 ROUTE: 640900280 LISTER: 1/1/2026 REVIEWER: TOM HYDER 1/23/2025	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT
			CREEKFRONT BLDF ON U/L	1.0500 (1.050)

#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	= ADJ RATE	* UNITS	= LNDVALUE		
1	92CREEKFRONT	1.050	52000	1.00	1.00	52000	1.050	54600		
ACREAGE FACTOR:								FRONTAGE FACTOR:	LAND VALUE	54,600

#	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	01 FRAME	02 GABLE	01 ASPHALT	1.4000 SHTT 3 BDRM
WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #
01 DRYWALL	10 VINYL	04 HEAT PUMP 11 CENTRAL AIR CONDI	02 ELECTRIC 03 GAS	1

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE: C+15	AYB: 2005	EYB: 2024	CONDITION: Good	DEPR TABLE:	SQ FT TABLE:
DIMENSIONS:	SFR=N7E2N5W2N16W46S16E6S12E40Area:1226;OFP=W40S8E40N8Area:320;WDK=N15E2N5W2N26E10S46W10Area:450;OFP=W11N10E11S10Area:110;OFP=W35N10E35S10Area:350;OFP=Area:110;TotalArea:2676						

STRUCTURE	SKETCH-SF	* STHT	= AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	= ADJRATE	* AREA	= RPCN	* DEPF	* CNDF	= STR-VALUE
SFR SFR SINGLE FAMILY	1226	1.40	1716	167.76	C 1.15	5.50		0.88	174.61	1716	299631	0.98		293638
2 BATHS	0		0						7398.00	0	14796	0.98		14500
1 HALFBATHS	0		0						3950.00	0	3950	0.98		3871
1 FIREPLACE	0		0						2500.00	0	2500	0.98		2450
1 CHIMNEY	0		0						2500.00	0	2500	0.98		2450
OFP OFF OPEN FINISHED	110	1.00	110	100.00	1.15			1.00	115.00	110	12650	0.98		12397
OFP OFF OPEN FINISHED	110	1.00	110	100.00	1.15			1.00	115.00	110	12650	0.98		12397
OFP OFF OPEN FINISHED	110	1.00	110	100.00	1.15			1.00	115.00	110	12650	0.98		12397
OFP OFF OPEN FINISHED	320	1.00	320	100.00	1.15			1.00	115.00	320	36800	0.98		36064
WDK WDK WOOD DECK	450	1.00	450	13.00	1.15			1.00	14.95	450	6728	0.98		6593
OFP OFF OPEN FINISHED	350	1.00	350	100.00	1.15			1.00	115.00	350	40250	0.98		39445

1716 HSF 3166 TSF RPCN=259.3851/HSF 445105 VALU=254.20/HSF 436202

STRUCTURE VALUE 436,200
CARD 1 VALUE 490,800

VALUATION	THIS CARD	+ OTHER CARD	= VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	54,600		54,600	42,000	30%	
OTHER FEAT	0		0	0	%	
STRUCTURE	436,200		436,200	186,100	134.39%	
TOTAL	490,800		490,800	228,100	115.17%	

(1053446) Group:0 TAX YEAR: 2026 APPRAISED VALUE 490,800
Clay County, NC REVAL YEAR: 2026 DEFERRED VALUE 0 TAXABLE VALUE 490,800