05/18/2026 05:52 OWNERSHIP 615707000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
MGHI INTEREST LLC 212 EAST CROSSTIMBERS ST STE 130 HOUSTON, TX 77022 DEED: 00412 0207 8/16/2017 $85,000	LOT 31 SKYVIEW AT WILDLIFE ACRES PLATBOOK/PAGE/DATE: 5 771 NB: 00060 WLDLIFE ACRES	SHOOTING CREEK SHOOTING CREEK FIRE DISTRICT	641900669183 RECORD NUMBER: 8733 ROUTE: LISTER: CHASE PEARSON 1/1/2026 REVIEWER: CHASE PEARSON 4/30/2024 9:06:00 AM	1 / 1

TOPO	STREET	UTILITIES	NOTES	LT
				1.0300

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	50RESIDENTIAL	1.000	45000		1.00		1.00		45000		1.000		45000

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **45,000**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE

OTHER FEATURES VALUE: **0**

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
				STHT BDRM

WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #

IMPROVEMENT TYPE:		GRADE:		AYB:		EYB:		CONDITION:		DEPR TABLE:		SQ FT TABLE:	

DIMENSIONS:

STRUCTURE	SKETCH-SF	*	STHT	=	AREA	RATE	*	GRDE	+	HEAT	+	EXWL	*	WLHT	=	ADJRATE	*	AREA	=	RPCN	*	DEPF	*	CNDF	=	STR-VALUE
0																										
			HSF			TSF										RPCN=/HSF						VALU=/HSF				

STRUCTURE VALUE **0**

CARD VALUE **45,000**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE
LAND	45,000				45,000	30,000	50%
OTHER FEAT	0				0	0	%
STRUCTURE	0				0	0	%
TOTAL	45,000				45,000	30,000	50%

OTHER CARDS VALUE

TOTAL VALUE **45,000**

NBHD ADJUSTMENT: **1.00 * 45000 =** **45,000**

(1037631) Group:0	**TAX YEAR: 2026**		**APPRAISED VALUE** 45,000
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE** 0	**TAXABLE VALUE** 45,000