07/15/2025 06:36 OWNERSHIP 615367000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
MOUNTAIN HARBOUR PROPERTY OWNERS ASSOCIATION 1665 MOUNTAIN HARBOUR DR HAYESVILLE, NC 28904 DEED: 00408 0149 2/17/2017 $0	LOT 25J MTN HARBOUR N PLATBOOK/PAGE/DATE: 5 619 NB: 00022 RIDGES @ MOUNTAIN HARBOUR	HIAWASSEE HAYESVILLE FIRE DISTRICT	558000181773 RECORD NUMBER: 13530 ROUTE: LISTER: REVIEWER:	1 / 1

TOPO	STREET	UTILITIES	NOTES	LT
			VALUE ADJUSTED BASED ON REVIEW OF AREA VIA 2018 INFORMAL APPEALS BOER SWEEP	1.0900 (1.090)

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	13HOMESITE-PRIVAT	1.000	30000		1.00		1.00		30000		1.000		30000
2	43WOOD LAND-PRIVA	0.090	7500		1.00		1.00		7500		0.090		675

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **30,700**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE

OTHER FEATURES VALUE:

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 **30,700**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	30,700				30,700	63,600	-51.73%	**TOTAL VALUE** **30,700**
OTHER FEAT	0				0	0	%	
STRUCTURE	0				0	0	%	
TOTAL	30,700				30,700	63,600	-51.73%	**NBHD ADJUSTMENT:** **1.00 * 30700 =** **30,700**

(1020217) Group:0	**TAX YEAR: 2025**			**APPRAISED VALUE**	30,700
Clay County, NC	**REVAL YEAR: 2018**	**DEFERRED VALUE**	0	**TAXABLE VALUE**	30,700