WAGNER, CLAY M	46 HUMMINGBIRD DR MAGGIE VALLEY NC 28751	Tax Year:2026 Valuation Year:2021 ID:2778357 Group:0	5/18/2026 8:03:39 AM Page 1 of 1

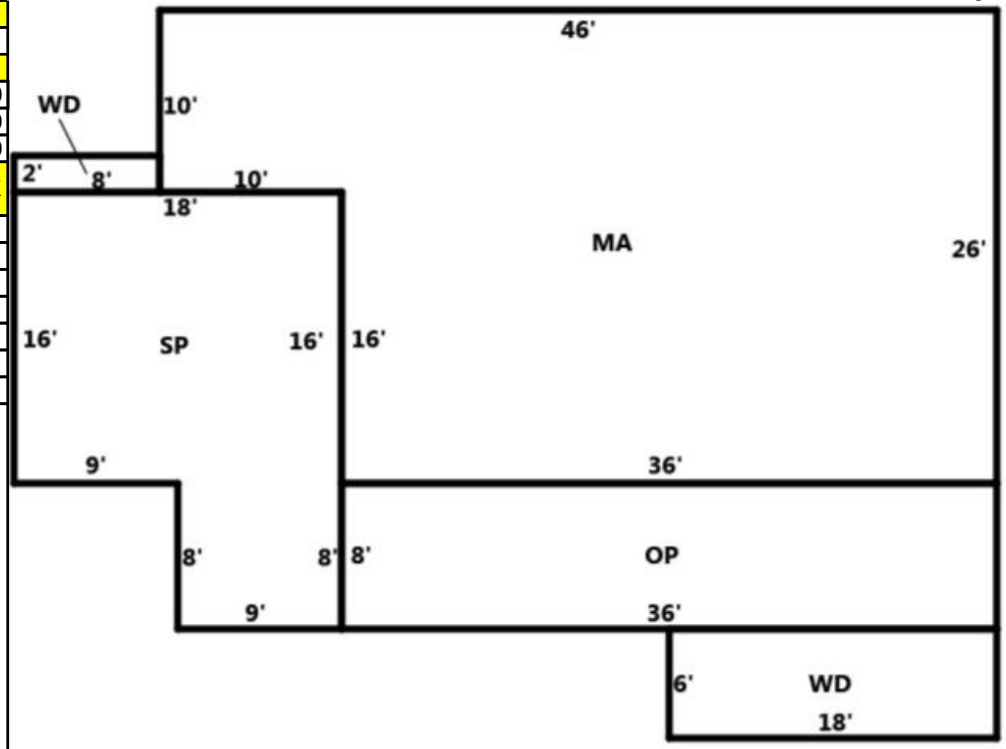
ACCT	TOWNSHIP	PIN #	TAX CODES					
256774	18-IVY HILL	7696-14-4461	F09	L01A				

SALE DATE	SALE PRICE	VALID	BOOK/PAGE	DATE APP	BY	PREVIOUS VALUE	
01/11/2019	188000		966/663	04/15/2020	KRH	LAND	0

NEIGHBORHOOD	LAND MODEL	ACRES		
18R098		1.7300	BUILDINGS	0
			TOTAL	0

MTHD	TYPE	ACR/ SQFT	RD	CODE / ADJUSTMENT	PUV	APPRAISED VALUE	DEFERRED	USE VALUE	EX
AC	HP	1.000	P			50,000			
AC	HR	0.730	P			9,100			

GENERAL REMARKS



METHOD	R	DESCRIPTION	1.5/H/S	BUILDING DEPRECIATION						% COMPLETE	USE	TOTAL BUILDING VALUE
SECTIONS	5	REMARKS	IRR SP	PHYS		FUNC			ECONOMIC	100	D	184,100
# ROOMS				FEATURES					REPLACEMENT VALUE			
									242,351			

TYPE	AREA	OCC	WL HGT	STORIES	EXT WALL	BASEMENT	BSMT% FINSHD	RECRM% FINSHD	FUS	UUS	ATTIC	BED	BATH	FIREPLACE OPEN/STACK	HEAT	AIR	SPRNKLR	PERIMETR	GRADE	YR BLT	EFF AGE	CDU	DESIGN	PHY DEP	FUNC DEP	MKT FAC	REP VALUE	DEP TAX VALUE
MA	1,036	SF		1.50	LS				675			3	2.0	FP2 1/1	E				C	1989	1989	A					219,342	166,700
OP	288			1.00																							9,140	6,900
WD	16			1.00																2000		A					326	200
WD	108			1.00																2006		A					2,198	1,700
SP	360			1.00																2000		A					11,345	8,600

MTHD	TYPE	% CMPLT	COUNT	WIDTH	LNGTH	AREA	STORIES	EXT WALL	AIR	HEAT	GRADE	YR BLT	EFF AGE	CDU	FUNC DEP	ECONOMIC DEPR.	TAX VALUE	REMARKS

Haywood County - Property Record Card

APPRAISED VALUE SUMMARY		USE VALUE SUMMARY		TOTAL TAX VALUE
LAND	BUILDING	LAND	BUILDING	
59,100	184,100			243,200