CLARK, JAMES	57 MELODY LN MAGGIE VALLEY NC 28751	Tax Year:2026 Valuation Year:2021 ID:2805086 Group:0	5/18/2026 6:19:36 AM Page 1 of 1

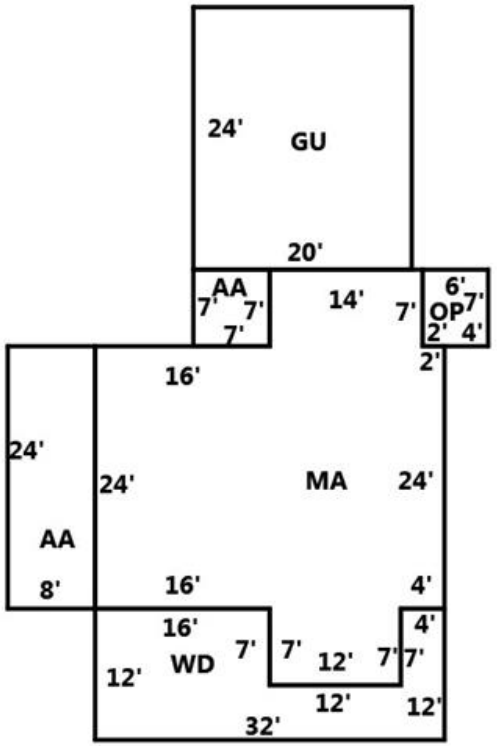
ACCT	TOWNSHIP	PIN #	TAX CODES				
284420	18-IVY HILL	7696-88-7253	F09	L01A			

SALE DATE	SALE PRICE	VALID	BOOK/PAGE	DATE APP	BY	PREVIOUS VALUE	
07/23/2024	330000		1111/1090	07/07/2020	KRH	LAND	0

NEIGHBORHOOD	LAND MODEL	ACRES		
18R059		0.3100	BUILDINGS	0
			TOTAL	0

MTHD	TYPE	ACR/ SQFT	RD	CODE / ADJUSTMENT	PUV	APPRAISED VALUE	DEFERRED	USE VALUE	EX
AC	HP	0.310	G			13,500			

GENERAL REMARKS



METHOD	R	DESCRIPTION	1.0/S	BUILDING DEPRECIATION						% COMPLETE	USE	TOTAL BUILDING VALUE
SECTIONS	6	REMARKS		PHYS		FUNC			ECONOMIC	100	D	159,800
# ROOMS				FEATURES					REPLACEMENT VALUE			
									199,665			

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	950	SF		1.00	HP							2	2.0	FP1 1/1	P				C+	1969	1969	E					178,599	142,900
OP	42			1.00																							1,629	1,300
WD	300			1.00																1997		A					5,445	4,400
AA	192			1.00																1997		A					0	0
AA	49			1.00																							0	0
GU	480			1.00																1994		A					13,992	11,200

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
O	STG			10	10	100	1.00				C	2011	2011	A			1,400	1.0/S 10X10

Haywood County - Property Record Card

APPRAISED VALUE SUMMARY		USE VALUE SUMMARY		TOTAL TAX VALUE
LAND	BUILDING	LAND	BUILDING	
13,500	161,200			174,700