

BRYSON CITY HORSE PROPERTY LLC

THOMAS DIVIDE WAY
512863

NN: 08 - DIVISION OF REAL ESTATE
COUNTY TAX (100)
20-OR-1362-GALBREATH CR THE SETTLEMENT
Appraised By 01 on 10/01/2025 24700 THE SETTLEMENT@THOMAS DIVIDE

PLAT: 00004/04430 UNIQ ID 9444
ID NO:

CARD NO. 1 of 1
37.8500 AC
TW-20 CI- FR-TK

Parcel ID: 6685-00-95-3306-

SPLIT FROM ID

SRC= Owner
AT- LAST ACTION 20260331

| CONSTRUCTION DETAIL | | MARKET VALUE | | | | | | | DEPRECIATION | | CORRELATION OF VALUE | |
|---------------------|-----|--------------|-----------|------|-----------|-----|-----|-----|--------------|--------|----------------------|--------|
| TOTAL POINT VALUE | USE | MOD | Eff. Area | QUAL | BASE RATE | RCN | EYB | AYB | | | CRENCE TO | MARKET |
| 0 | 97V | 00 | | | | | | | | NORM | | |
| | | | | | | | | | | % GOOD | | |

| BUILDING ADJUSTMENTS | | DEPR. BUILDING VALUE - CARD | |
|-------------------------|---|---------------------------------|---------|
| TOTAL ADJUSTMENT FACTOR | 0 | VACANT LAND | 0 |
| TOTAL QUALITY INDEX | 0 | STYLE: | |
| | | DEPR. OB/XF VALUE - CARD | |
| | | MARKET LAND VALUE - CARD | 308,100 |
| | | TOTAL MARKET VALUE - CARD | 308,100 |
| | | TOTAL APPRAISED VALUE - CARD | 308,100 |
| | | TOTAL APPRAISED VALUE - PARCEL | 308,100 |
| | | TOTAL PRESENT USE VALUE - LAND | 0 |
| | | TOTAL VALUE DEFERRED - PARCEL | 0 |
| | | TOTAL TAXABLE VALUE - PARCEL \$ | 308,100 |

| PRIOR APPRAISAL | | PERMIT | |
|-------------------|---------|---------------|----------|
| BUILDING VALUE | 46,200 | CODE | DATE NO. |
| OBXF VALUE | 20,590 | | |
| LAND VALUE | 721,450 | | |
| PRESENT USE VALUE | 0 | | |
| DEFERRED VALUE | 0 | ROUT: WTRSHD: | |
| TOTAL VALUE | 788,240 | | |

| SALES DATA | | | | | | | |
|-------------|------|------|------|------|----------|-----|-------------|
| OFF. RECORD | DATE | DEED | | | INDICATE | | |
| BOOK | PAGE | MO | YR | TYPE | O/U | V/I | SALES PRICE |
| 0349 | 0371 | 7 | 2007 | | X | V | 2,850,000 |

HEATED AREA

NOTES

| SUBAREA | | | | CODE | QUALITY | DESCRIPTION | COUNT | LTH | WTH | UNITS | UNIT PRICE | ORIG % COND | BLDG # | --- | AYB | EYB | DEP SCH | OVR | % COND | OB/XF DEPR. VALUE | |
|----------------|--|--|--|------|---------|-------------------|-------|-----|-----|-------|------------|-------------|--------|-----|-----|-----|---------|-----|--------|-------------------|--|
| SUBAREA TOTALS | | | | 0 | | TOTAL OB/XF VALUE | | | | | | | | | | | | | | | |

BLDG DIMENSIONS

| LAND INFORMATION | | | | | | | | | | | | | | | | | |
|------------------------|----------|--------------|----------|-------|--------------|---------|-----------|--------------------------------|-----------|-----------------|------------------|-----------|-------------|---------------------|------------|----------------|------------|
| HIGHEST AND BEST USE | USE CODE | LOCAL ZONING | FRONTAGE | DEPTH | DEPTH / SIZE | LND MOD | COND FACT | OTHER ADJ/NOTES RF AC LC TO OT | ROAD TYPE | LAND UNIT PRICE | TOTAL LAND UNITS | UNIT TYPE | TOTAL ADJST | ADJUSTED UNIT PRICE | LAND VALUE | OVERRIDE VALUE | LAND NOTES |
| WOODED MOUNTAIN VIEW | 0167 | | 0 | 0 | 0.9910 | 4 | 0.7500 | +00 -05 +00 -20 +00 | RG | 11,000.00 | 37.850 | AC | 0.740 | 8,140.00 | 308099 | | 80.273 |
| TOTAL MARKET LAND DATA | | | | | | | | | | | 37.85 | | | | 308099 | | |
| TOTAL PRESENT USE DATA | | | | | | | | | | | | | | | | | |

6685-00-95-3306-

5/18/2026 5:44:43 AM.