

10/16/2023 10:53 OWNERSHIP 1004673										PROPERTY DESCRIPTION										TAX DESCRIPTION										MAP NUMBER										CARD#													
BISCEGLIA MATTHEW L BISCEGLIA JOHANNA W 3044 CANNADYS MILL RD FRANKLINTON, NC 27525-7634 DEED: 01708 0946 11/30/2018 \$181,000										3044 CANNADY MILL RD PLATBOOK/PAGE/DATE: 00025 00022 NB: 195 SANDY CREEK FARMS 1 3044 CANNADY MILL RD										BRASSFIELD										182800513574 RECORD NUMBER: 30846 ROUTE: 182800 005 LISTER: AMP 4/23/2019 REVIEWER: DAS 3/12/2018										1 / 1													
										TOPO		STREET				UTILITIES				NOTES										AC																							
																														1.0200																							
										#		LAND CLASS				SIZE		BASERATE		*		ACF		*		ADJ		=		ADJ RATE		*		UNITS		=		LNDVALUE															
										1		2DBUILDING SITE 2				1.000		27000				1.00				1.00				27000		1.000				27000																	
										2		92DMIXED 2				0.020		11400				1.00				1.00				11400		0.020				228																	
										ACREAGE FACTOR:										FRONTAGE FACTOR:										LAND VALUE										27228													
										#		OTHER FEATURES				SIZE		BASERATE		COND		ADJ RATE		UNITS		VALUE																											
OTHER FEATURES VALUE:																				0																																	
FOUNDATION				XTR_FINISH				ROOF TYPE				ROOF MTRL				SIZE/QTY																																					
BRICK				ALUMINUM/VINYL				GABLE				ASPHALT SHINGLE				1.0000 SHTH 3 BDRM																																					
WALL FINSH				FLOORS				HEAT&AIR				HEAT FUEL				BLDNG #																																					
DRYWALL				VINYL				HEAT & AIR				ELECTRIC				1																																					
IMPROVEMENT TYPE:		DWELLING				GRADE:		C+5		AYB:		2018		EYB:		2018		CONDITION:		GOOD		DEPR TABLE:				SQ FT TABLE:																											
DIMENSIONS:		01=N33E45S31W11N3W19S5W15Area:1368;89=N1E19N4W19S5Area:76;79=E29N12E12S12W12W29Area:144;78=W14S22E14N22Area:308;TotalArea:1896																																																			
STRUCTURE		SKETCH-SF		*		SHTH		=		AREA		RATE		*		GRDE		+		HEAT		+		EXWL		*		WLHT		=		ADJRATE		*		AREA		=		RPCN		*		DEPF		*		CNDF		=		STR-VALUE	
01 01 SNG FAML		1368				1.00				1368		79.74				C 1.05				2.50								1.00				86.23				1368				117963				0.00						117963			
1 FIREPLACE		0								0																				2000.00				0				2000				0.00						2000					
2 BATHS		0								0																				3000.00				0				6000				0.00						6000					
79 79 PATIO		144				1.00				144		4.94				1.05										1.00				5.19				144				747				0.00						747					
89 89 OM-PORCH		76				1.00				76		27.29				1.05										1.00				28.65				76				2177				0.00						2177					
78 78 ATTFGARG		308				1.00				308		32.32				1.05										1.00				33.94				308				10454				0.00						10454					
		1368				HSF				1896				TSF																RPCN- 101.86/HSF				139341				VALU-				101.86/HSF						139341					
STRUCTURE VALUE																										139341																											
CARD 1 VALUE																										166569																											
VALUATION		THIS CARD		+		OTHER CARD		=		VALUE		PREV-VAL		P-N%		OTHER CARDS VALUE																																					
LAND		27228								27228		27236		1.00		TOTAL VALUE												166569																									
OTHER FEAT		0								0		0		0.00																																							
STRUCTURE		139341								139341		0		0.00																																							
TOTAL		166569								166569		27236		6.12		NBHD ADJUSTMENT: 1.000 * 166569 = 166569																																					
Granville County, NC		TAX YEAR: 2024				(1474915) Group:0				APPRAISED VALUE				166569																																							
		REVAL YEAR: 2018				DEFERRED VALUE				0				TAXABLE VALUE								166569																															