

08/16/2024 03:54 OWNERSHIP 1023383										PROPERTY DESCRIPTION										TAX DESCRIPTION										MAP NUMBER										CARD#															
WHEELER STEVEN T										3114 CANNADY MILL RD										BRASSFIELD										182800831244										1 / 1															
3096 CANNADYS MILL RD										PLATBOOK/PAGE/DATE: 00052 00175										PUV DATE: 01/06/2020										RECORD NUMBER: 25716																									
FRANKLINTON, NC 27525-7635										NB: 072 SOUTH EAST AVERAGE																				ROUTE: 182800 101																									
DEED: 00018 0378 8/20/2018 \$0										3114 CANNADY MILL RD																				LISTER: JER 1/4/2024																									
										TOPO					STREET					UTILITIES					NOTES										AC																				
																									Change I/H Bottom Land Low & Wet										40.1400																				
										#	LAND CLASS					SIZE					BASERATE					*	ACF					*	ADJ					=	ADJ RATE					*	UNITS					=	LNDVALUE				
										1	2CBUILDING SITE 2					1.000					45000						1.00						1.00						45000						1.000						45000				
										2	12CFRONTAGE 2					1.570					25000						0.85						1.00						21250						1.570						33363				
										3	19CLAKE/POND 2					2.800					7500						0.85						1.00						6375						2.800						17850				
										4	22CCLEARED 2					25.830					15000						0.85						0.90						11475						25.830						296399				
										5	32CWOODED 2					8.940					5000						0.85						0.90						3825						8.940						34196				
										ACREAGE FACTOR:										FRONTAGE FACTOR:										LAND VALUE										426,808															
										#	OTHER FEATURES										SIZE					BASERATE					COND					ADJ RATE					UNITS					VALUE									
										1	48 C TOBACCO BARN										1 * 3					375.00					0.00					375.00					3					375									
										2	06 C DWELLING-SOUND VALUE										1 * 2					5000.00					0.00					5000.00					2					5000									
										4	47 C BULK BARN										1 * 2					750.00					0.10					750.00					2					1500									
										OTHER FEATURES VALUE:																														6,875															
										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																				433,683																									
VALUATION					THIS CARD					+	OTHER CARD					=	VALUE					PREV-VAL					OTHER CARDS VALUE																												
LAND					426,808						426,808					209,220					TOTAL VALUE										433,683																								
OTHER FEAT					6,875						6,875					9,075																																							
STRUCTURE					0						0					0																																							
TOTAL					433,683						433,683					218,295					NBHD ADJUSTMENT: 1.04																																		
(1640107) Group:0										TAX YEAR: 2025										APPRaised VALUE										433,683																									
Granville County, NC										REVAL YEAR: 2024										DEFERRED VALUE										359,826																									
																				TAXABLE VALUE										73,857																									

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FRANKLINTON, NC 27525-7635			NB: 072 SOUTH EAST AVERAGE										ROUTE: 182800 101									
DEED: 00018 0378 8/20/2018 \$0			3114 CANNADY MILL RD										LISTER: JER 1/4/2024									
													REVIEWER: JER 1/22/2024									
#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJRATE	*	UNITS	=	LNDVALUE	USE-CLASS	ACREAGE	*	RATE	=	USE-VALUE			
1														WOOD	8.940		280.00					
2	2CBUILDING SITE 2	1.000AC	45000		1.00		1.00		45000		1.000		45000	INELIGIBLE								
3	12CFRONTAGE 2	1.570AC	25000		0.85		1.00		21250		1.570		33363	OPEN	1.570		645.00					
4	19CLAKE/POND 2	2.800AC	7500		0.85		1.00		6375		2.800		17850	POND	2.800		645.00					
5	22CCLEARED 2	25.830AC	15000		0.85		0.90		11475		25.830		296399	OPEN	25.830		645.00					
6	32CWOODED 2	8.940AC	5000		0.85		0.90		3825		8.940		34196	INELIGIBLE								
TOTALS													426,808					66,982				
LAND VALUE:		426808																				
LAND USE VALUE:		66982																				
DEFERRED VALUE:		359826																				