

09/10/2024 01:07 OWNERSHIP 1069513										PROPERTY DESCRIPTION										TAX DESCRIPTION										MAP NUMBER										CARD#															
JSW PARTNERS										TRACT 7 CANNADY MILL FARMS										BRASSFIELD										182800674559 RECORD NUMBER: 40173 ROUTE: LISTER: REVIEWER:										1 / 1															
10931 STRICKLAND RD RALEIGH, NC 27615-2085 DEED:										PLATBOOK/PAGE/DATE: 00053 00015 NB: 072 SOUTH EAST AVERAGE RIVER MILL LN																																													
										TOPO					STREET					UTILITIES					NOTES										AC																				
																																			10.3300																				
										#	LAND CLASS					SIZE					BASERATE					*	ACF					*	ADJ					=	ADJ RATE					*	UNITS					=	LNDVALUE				
										1	22NCLEARED 2					5.090					24000						0.85						1.00						20400						5.090						103836				
										2	32NWOODED 2					5.240					15000						0.85						1.00						12750						5.240						66810				
										ACREAGE FACTOR:										FRONTAGE FACTOR:										LAND VALUE										170,646															
										#	OTHER FEATURES										SIZE					BASERATE					COND					ADJ RATE					UNITS					VALUE									
										OTHER FEATURES VALUE:																																													
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																														170,646																																																								
VALUATION					THIS CARD					+	OTHER CARD					=	VALUE					PREV-VAL					OTHER CARDS VALUE																																																											
LAND					170,646												170,646					0					TOTAL VALUE																				170,646																																							
OTHER FEAT					0												0					0																																																																
STRUCTURE					0												0					0																																																																
TOTAL					170,646												170,646					0					NBHD ADJUSTMENT: 1.04																																																											
(1539960) Group:0 Granville County, NC										TAX YEAR: 2025 REVAL YEAR: 2024										DEFERRED VALUE										0										APPRAISED VALUE										170,646																																				
																																								TAXABLE VALUE										170,646																																				