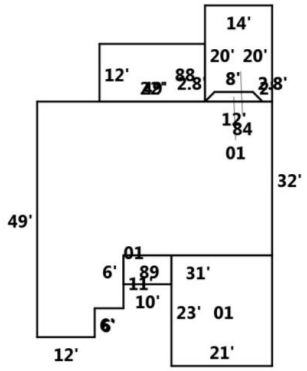
10/19/2024 08:54 OWNERSHIP 83816301	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
DOSTER DOUGLAS S DOSTER LESLIE T 3636 ARMIDA DR WAKE FOREST, NC 27587 DEED: 01568 0506 10/1/2015 $269,000	3636 ARMIDA DR PLATBOOK/PAGE/DATE: 00000 00000 NB: 363 MARSHALL LANDING 1 3636 ARMIDA DR	BRASSFIELD	182500610844 RECORD NUMBER: 24252 ROUTE: 182500 275 LISTER: DE 10/3/2022 REVIEWER: DE 10/3/2022	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT
			ADDED 12X23 DECK FOR 2017 94/100 ACRES	1.0000

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	72TLOT PRICE 2	1.000	74000		1.00		1.00		74000		1.000		74000

ACREAGE FACTOR: 0 **FRONTAGE FACTOR:** 0 **LAND VALUE** **74,000**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE
1	13 C CONCRETE PAVING	87 * 12	2.40	0.80	2.40	1044	2506
2	82 WOOD FENCE	0.000	2500.00	0.00	2500.00	0	2500
3	04 STORAGE SHED	1 * 1	800.00	0.00	800.00	1	800

OTHER FEATURES VALUE: **5,806**

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
BRICK	ALUMINUM/VINYL	GABLE	ASPHALT SHINGLE	1.3000 STHT 4 BDRM

WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #
DRYWALL	HARDWOOD TILE CARPET	HEAT & AIR	ELECTRIC	1

IMPROVEMENT TYPE:	DWELLING	GRADE:	B+10	AYB:	2007	EYB:	2007	CONDITION:	AVERAGE	DEPR TABLE:		SQ FT TABLE:	

DIMENSIONS: SFR-CL40U30R40D12R2D7L2D11 OFP-CL40D8R40U8 WDK-L40CU38XL6D8XD30XD8R6XU8 OFP-U30CR40U8L40D8H

STRUCTURE	SKETCH-SF	*	STHT	=	AREA	RATE	*	GRDE	+	HEAT	+	EXWL	*	WLHT	=	ADJRATE	*	AREA	=	RPCN	*	DEPF	*	CNDF	=	STR-VALUE
01 SNG FAML	1838		1.30		2389	155.43		B 1.10		2.50				0.96		166.53		2389		397840		0.85				338164
1 FIREPLACE	0				0											4182.00		0		4182		0.85				3555
1 HALFBATHS	0				0											4202.00		0		4202		0.85				3572
2 BATHS	0				0											6273.00		0		12546		0.85				10664
88 DECK	264		1.00		264	27.66		1.10						1.00		30.43		264		8034		0.85				6829
01 SNG FAML	20		1.00		20	155.43		1.10		2.50				1.00		173.47		20		3469		0.85				2949
01 SNG FAML	483		0.40		193	155.43		1.10		2.50				1.00		173.47		193		33480		0.85				28458
89 OM-PORCH	60		1.00		60	57.61		1.10						1.00		63.37		60		3802		0.85				3232
84 SCRNPRCH	260		1.00		260	50.08		1.10						1.00		55.09		260		14323		0.85				12175
78 ATTFGARG	483		1.00		483	66.98		1.10						1.00		73.68		483		35587		0.85				30249
	2602	HSF			3669	TSF										RPCN=198.8720/HSF				517465		VALU=169.04/HSF				439847

STRUCTURE VALUE **439,847**

CARD 1 VALUE **519,653**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	OTHER CARDS VALUE
LAND	74,000				74,000	42,500	**TOTAL VALUE** **519,653**
OTHER FEAT	5,806				5,806	5,806	
STRUCTURE	439,847				439,847	279,117	
TOTAL	519,653				519,653	327,423	**NBHD ADJUSTMENT:** **1.00**

(1618059) Group:0	**TAX YEAR: 2025**		**APPRAISED VALUE**	519,653
Granville County, NC	**REVAL YEAR: 2024**	**DEFERRED VALUE** 0	**TAXABLE VALUE**	519,653