

03/06/2025 11:42 OWNERSHIP 83939301			PROPERTY DESCRIPTION				TAX DESCRIPTION				MAP NUMBER				CARD#																										
SANDERSON JAMES CHRISTOPHER			2100 TROYS TRL				BRASSFIELD				182600842468 RECORD NUMBER: 30507 ROUTE: 182600 313 LISTER: DE 8/18/2022 REVIEWER: DE 8/18/2022				1 / 1																										
2100 TROYS TR FRANKLINTON, NC 27581 DEED: 01572 0441 11/3/2015 \$272,000			PLATBOOK/PAGE/DATE: 00000 00000 NB: 366 OLD BRASSFIELD 1 2100 TROYS TRL																																						
			TOPO		STREET		UTILITIES		NOTES				LT																												
									1 59 Acres - Lot 21				1.0000																												
			#	LAND CLASS		SIZE		BASERATE		*	ACF		*	ADJ		=	ADJ RATE		*	UNITS		=	LNDVALUE																		
			1	72ULOT PRICE 2		1.000		66500			1.00			1.00			66500			1.000			66500																		
			ACREAGE FACTOR:				0				FRONTAGE FACTOR:				0				LAND VALUE				66,500																		
			#	OTHER FEATURES				SIZE		BASERATE		COND		ADJ RATE		UNITS		VALUE																							
			1	13 CONCRETE PAVING				1 * 1		4000.00		0.00		4000.00		1		4000																							
OTHER FEATURES VALUE:																						4,000																			
FOUNDATION		XTR_FINISH				ROOF TYPE				ROOF MTRL				SIZE/QTY																											
BRICK		CEMENT BOARD				GABLE				ASPHALT SHINGLE				1.5000 STHT 3 BDRM																											
WALL FINISH		FLOORS				HEAT&AIR				HEAT FUEL				BUILDING #																											
DRYWALL		HARDWOOD CARPET TILE				HEAT & AIR				ELECTRIC				1																											
IMPROVEMENT TYPE:		DWELLING				GRADE:		B+5		AYB:		2008		EYB:		2008		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		1521			1.50			2282		155.56			B 1.05			2.50			2.00			0.95			159.45			2282			363865			0.86			312924				
1 FIREPLACE		0						0																	4182.00			0			4182			0.86			3597				
1 HALFBATHS		0						0																	4202.00			0			4202			0.86			3614				
2 BATHS		0						0																	6273.00			0			12546			0.86			10790				
88 DECK		150			1.00			150		28.27			1.05									1.00			29.68			150			4452			0.86			3829				
01 SNG FAML		598			0.50			299		155.56			1.05			2.50			2.00			1.00			167.84			299			50184			0.86			43158				
89 OM-PORCH		105			1.00			105		55.39			1.05									1.00			58.16			105			6107			0.86			5252				
84 SCRNPCH		204			1.00			204		50.69			1.05									1.00			53.22			204			10857			0.86			9337				
78 ATTFGARG		598			1.00			598		66.61			1.05									1.00			69.94			598			41824			0.86			35969				
		2581		HSF				3638		TSF																RPCN=193.0333/HSF				498219		VALU=166.01/HSF				428470					
STRUCTURE VALUE																						428,470																			
CARD 1 VALUE																						498,970																			
VALUATION		THIS CARD		+	OTHER CARD		=	VALUE		PREV-VAL		OTHER CARDS VALUE																													
LAND		66,500						66,500		45,000		TOTAL VALUE										498,970																			
OTHER FEAT		4,000						4,000		4,000																															
STRUCTURE		428,470						428,470		285,525																															
TOTAL		498,970						498,970		334,525																															
(1610702) Group:0								TAX YEAR: 2025				NBHD ADJUSTMENT: 1.00																													
Granville County, NC								REVAL YEAR: 2024				DEFERRED VALUE										0																			
												APPAISED VALUE										498,970																			
												TAXABLE VALUE										498,970																			