

03/11/2025 09:33 OWNERSHIP 1085213										PROPERTY DESCRIPTION										TAX DESCRIPTION										MAP NUMBER										CARD#													
TUBIOLO JOSEPH MICHAEL PENA-TUBIOLO VIOLETA 1046 LAWRENCE RD WAKE FOREST, NC 27587-8383 DEED: 01915 0626 8/8/2022 \$515,000										LOT 32 CHESLEIGH PLATBOOK/PAGE/DATE: 00036 00040 NB: 364 CHESLEIGH 0 1046 LAWRENCE RD										BRASSFIELD										181400927038 RECORD NUMBER: 6629 ROUTE: 181400 305 LISTER: DE 9/28/2022 REVIEWER: DE 9/28/2022										1 / 1													
										TOPO		STREET		UTILITIES		NOTES										LT																											
																1 26 ACRES LOT 32										1.0000																											
										#		LAND CLASS		SIZE		BASERATE		*		ACF		*		ADJ		=		ADJ RATE		*		UNITS		=		LNDVALUE																	
										1		72SLOT 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 C CONCRETE PAVING		103 * 14		2.84		0.95		2.84		1442		4095																													
OTHER FEATURES VALUE:										4,095																																											
FOUNDATION		XTR_FINISH		ROOF TYPE		ROOF MTRL		SIZE/QTY																																													
CONCRETE BLOCK		ALUMINUM/VINYL		GABLE		ASPHALT SHINGLE		1.0000 STHT 3 BDRM																																													
WALL_FINISH		FLOORS		HEAT&AIR		HEAT FUEL		BUILDING #																																													
DRYWALL		HARDWOOD TILE CARPET		HEAT & AIR		ELECTRIC		1																																													
IMPROVEMENT TYPE:		DWELLING		GRADE:		B+5		AYB:		2015		EYB:		2015		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		1821				1.00				1821		158.82				B		1.05		2.50								1.00		169.26		1821		308222		0.93						286646											
1 FIREPLACE		0								0																		4182.00		0		4182		0.93						3889													
2 BATHS		0								0																		6273.00		0		12546		0.93						11668													
88 DECK		128				1.00				128		28.61				1.05				2.50						1.00		30.04		128		3845		0.93						3576													
01 SNG FAML		483				0.55				266		158.82				1.05				2.50				1.00		169.26		266		45023		0.93						41871															
89 OM-PORCH		142				1.00				142		53.28				1.05								1.00		55.94		142		7943		0.93						7387															
84 SCRNPCH		180				1.00				180		51.09				1.05								1.00		53.64		180		9655		0.93						8979															
78 ATTFGARG		483				1.00				483		66.98				1.05								1.00		70.33		483		33969		0.93						31591															
2087 HSF										3020 TSF										RPCN=203.8260/HSF										425385 VALU=189.56/HSF										395607													
STRUCTURE VALUE																																								395,607													
CARD 1 VALUE																																								466,202													
VALUATION		THIS CARD		+		OTHER CARD		=		VALUE		PREV-VAL		OTHER CARDS VALUE																																							
LAND		66,500								66,500		40,000																																									
OTHER FEAT		4,095								4,095		4,095																																									
STRUCTURE		395,607								395,607		234,831																																									
TOTAL		466,202								466,202		278,926																																									
NBHD ADJUSTMENT:										1.00																				466,202																							
(1614122) Group:0										TAX YEAR: 2025										APPRaised VALUE										466,202																							
Granville County, NC										REVAL YEAR: 2024										TAXABLE VALUE										466,202																							