

03/19/2025 07:57 OWNERSHIP 1105753				PROPERTY DESCRIPTION				TAX DESCRIPTION				MAP NUMBER				CARD#															
MANSPERGER CYRIL				LOT 244 GOLDEN POND				BRASSFIELD				180603213284				1 / 1															
2776 JORDAN CT				PLATBOOK/PAGE/DATE: 00024 00160				CREEDMOOR				RECORD NUMBER: 25644																			
CREEDMOOR, NC 27522-7119				NB: 209 GOLDEN POND 1								ROUTE: 180603 317																			
DEED: 01962 0145 9/21/2023 \$309,500				2776 JORDAN CT								LISTER: DONNIE SMITH 7/22/2022																			
				TOPO		STREET		UTILITIES		NOTES				LT																	
										28/100 ACS NEW CONST 2001				1.0000																	
				#	LAND CLASS	SIZE		BASERATE		*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE												
				1	72MLOT PRICE 2	1.000		37000			1.00		1.00		37000		1.000		37000												
				ACREAGE FACTOR:				0		FRONTAGE FACTOR:				0		LAND VALUE				37,000											
				#	OTHER FEATURES			SIZE		BASERATE		COND		ADJ RATE		UNITS		VALUE													
				1	13 C CONCRETE PAVING			1 * 1		1500.00		0.00		1500.00		1		1500													
				OTHER FEATURES VALUE:																1,500											
				FOUNDATION		XTR_FINISH			ROOF TYPE			ROOF MTRL			SIZE/QTY																
				BRICK CW		CEMENT BOARD			GABLE			ASPHALT SHINGLE			1.0000 STHT 0 BDRM																
WALL FINISH		FLOORS			HEAT&AIR			HEAT FUEL			BUILDING #																				
DRYWALL		CARPET VINYL			CENTRAL HEAT HEAT & AIR			ELECTRIC			1																				
IMPROVEMENT TYPE:		DWELLING		GRADE:		C+10		AYB:		2000		EYB:		2000		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		1456			1.00		1456	134.72			C	1.10		2.50		2.00		1.00		152.69		1456		222317		0.78			173407		
1 FIREPLACE		0					0													3400.00		0		3400		0.78			2652		
2 BATHS		0					0													5100.00		0		10200		0.78			7956		
88 DECK		210			1.00		210	22.71			1.10						1.00			24.98		210		5246		0.78			4092		
89 OM-PORCH		20			1.00		20	47.29			1.10						1.00			52.02		20		1040		0.78			811		
89 OM-PORCH		18			1.00		18	47.29			1.10						1.00			52.02		18		936		0.78			730		
		1456		HSF				1704		TSF										RPCN=166.9910/HSF				243139		VALU=130.25/HSF		189648			
																												237,060			
																												CARD 1 VALUE		275,560	
VALUATION		THIS CARD		+	OTHER CARD	=	VALUE	PREV-VAL		OTHER CARDS VALUE																					
LAND		37,000					37,000	25,000		TOTAL VALUE																	275,560				
OTHER FEAT		1,500					1,500	1,500																							
STRUCTURE		237,060					237,060	122,429																							
TOTAL		275,560					275,560	148,929																							
(1616522) Group:0								TAX YEAR: 2025												NBHD ADJUSTMENT:		1.25						APPAISED VALUE		275,560	
Granville County, NC								REVAL YEAR: 2024												0								TAXABLE VALUE		275,560	