

07/01/2024 03:20 OWNERSHIP 22965301				PROPERTY DESCRIPTION				TAX DESCRIPTION				MAP NUMBER				CARD#												
WANNER MARVIN D WANNER BEVERLY M 260 WOODY LANE OXFORD, NC 27565 DEED: 01034 0840 6/4/2004 \$72,500				ACRES & HOUSE SR 1609 PLATBOOK/PAGE/DATE: 00049 00095 NB: 061 SOUTH CENTRAL EAST AVERAGE 260 WOODY LN				FISHING CREEK				194100309612 RECORD NUMBER: 20472 ROUTE: 194100 012 LISTER: BA 12/19/2022 REVIEWER: BA 12/19/2022				1 / 1												
				TOPO		STREET		UTILITIES		NOTES				AC														
														11.5100														
				#	LAND CLASS	SIZE		BASERATE		*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE									
				1	1TBUILDING SITE 1	1.000		30020			1.00		0.85		25517		1.000		25517									
				2	21TCLEARED 1	1.450		9400			0.85		0.85		6792		1.450		9848									
				3	31TWOODED 1	9.060		6000			0.85		0.85		4335		9.060		39275									
				ACREAGE FACTOR:				FRONTAGE FACTOR:				LAND VALUE				74,640												
				#	OTHER FEATURES		SIZE		BASERATE		COND		ADJ RATE		UNITS		VALUE											
				1	04 C STORAGE SHED		18 * 24		11.25		0.95		11.25		432		4860											
				2	98 C UNFINISHED UPPER STOR		10 * 24		11.73		0.95		11.73		240		2815											
3	84 C CANOPY		18 * 14		7.95		0.95		7.95		252		2003															
4	84 C CANOPY		24 * 24		7.70		0.95		7.70		576		4435															
999	ADJ Conversion Adjustmen		1.000		-2.00		0.00		-2.00		1		-2															
OTHER FEATURES VALUE:				14,111																								
FOUNDATION		XTR_FINISH		ROOF TYPE		ROOF MTRL		SIZE/QTY																				
CONCRETE BLOCK		CEMENT BOARD		GABLE		METAL		1.4000 SHTT 0 BDRM																				
WALL FINISH		FLOORS		HEAT&AIR		HEAT FUEL		BUILDING #																				
DRYWALL		HARDWOOD VINYL		HEAT & AIR		ELECTRIC		1																				
IMPROVEMENT TYPE:				DWELLING		GRADE: C		AYB: 2006		EYB: 2006		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		952			1.40		1333	128.32		C		2.50		2.00		0.95		126.18		1333		168198		0.84				141286
94%FIN-BSMT		0					895	65.44				1.28						66.72		895		59714		0.84				50160
6%UNF-BSMT		0					57	28.23										28.23		57		1609		0.84				1352
3 BATHS		0					0											5100.00		0		15300		0.84				12852
80 PORCH		100			1.00		100	40.46							1.00			40.46		100		4046		0.84				3399
88 DECK		801			1.00		801	21.86							1.00			21.86		801		17510		0.84				14708
		2228		HSF				3186		TSF								RPCN=119.5587/HSF				266377		VALU=100.43/HSF				223757
STRUCTURE VALUE				246,133																								
CARD 1 VALUE				334,884																								
VALUATION		THIS CARD		+	OTHER CARD		=	VALUE		PREV-VAL		OTHER CARDS VALUE																
LAND		74,640						74,640		43,423		TOTAL VALUE																
OTHER FEAT		14,111						14,111		14,111																		
STRUCTURE		246,133						246,133		143,512																		
TOTAL		334,884						334,884		201,046																		
				NBHD ADJUSTMENT:				1.10																				
(1358860) Group:0				TAX YEAR: 2024								APPAISED VALUE				334,884												
Granville County, NC				REVAL YEAR: 2024				DEFERRED VALUE				0				TAXABLE VALUE				334,884								