

06/12/2025 09:45 OWNERSHIP 50330311				PROPERTY DESCRIPTION				TAX DESCRIPTION				MAP NUMBER				CARD#													
BREEDLOVE CLAYTON P				LOT 2				OXFORD				190604533642 RECORD NUMBER: 10115 ROUTE: 190604 024 LISTER: JER 10/23/2024 REVIEWER: JER 3/3/2025				1 / 1													
3100 SAM MOSS HAYES RD OXFORD, NC 27565 DEED: 01912 0332 7/15/2022 \$25,000				PLATBOOK/PAGE/DATE: 00000 00000 NB: 045 NORTH CENTRAL AVERAGE 7082 CORNWALL RD																									
12' 38' 30' ATTFGARG 35' 32' 18' 2' 10' 10' 5' OM-PORCH				TOPO		STREET		UTILITIES		NOTES				AC															
										New House for 2026				1.0500															
				#	LAND CLASS		SIZE		BASERATE		*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE									
				1	21MCLEARED 1		0.050		8100			0.99		1.00		8019		0.050		401									
				2	1MBUILDING SITE 1		1.000		25000			1.00		1.00		25000		1.000		25000									
				ACREAGE FACTOR:				FRONTAGE FACTOR:				LAND VALUE				25,401													
				#	OTHER FEATURES		SIZE		BASERATE		COND		ADJ RATE		UNITS		VALUE												
OTHER FEATURES VALUE:																													
FOUNDATION				XTR_FINISH				ROOF TYPE				ROOF MTRL				SIZE/QTY													
CW				Unfinished				-1				-1				1.0000 STHT 3 BDRM													
WALL FINISH				FLOORS				HEAT&AIR				HEAT FUEL				BUILDING #													
UNFINISHED				UNFINISHED				NONE				NONE				1													
IMPROVEMENT TYPE:		DWELLING				GRADE:		C		AYB:		2024		EYB:		2025		CONDITION:		AVERAGE		DEPR TABLE:				SQ FT TABLE:			
DIMENSIONS:		78=W12N30E12S30Area:360;01=E38S32W10N2W18S5W10N35Area:1210;89=S5E18N5W18Area:90;TotalArea:1660																											
STRUCTURE		SKETCH-SF		*	STHT	=	AREA	RATE	*	GRDE	+	HEAT	+	EXWL	*	WLHT	=	ADJRATE	*	AREA	=	RPCN	*	DEPF	*	CNDF	=	STR-VALUE	
01 01 SNG FAML		1210			1.00		1210	136.91		C		(3.70)				1.00		133.21		1210		161184		0.00				161184	
78 78 ATTFGARG		360			1.00		360	54.78								1.00		54.78		360		19721		0.00				19721	
89 89 OM-PORCH		90			1.00		90	45.48								1.00		45.48		90		4093		0.00				4093	
		1210		HSF				1660		TSF								RPCN=152.8909/HSF				184998		VALU=152.89/HSF				184998	
STRUCTURE VALUE														UC 10.00%				18,500											
CARD 1 VALUE														43,901															
VALUATION		THIS CARD		+	OTHER CARD		=	VALUE		PREV-VAL		OTHER CARDS VALUE																	
LAND		25,401						25,401		14,802		TOTAL VALUE										43,901							
OTHER FEAT		0						0		100																			
STRUCTURE		18,500						18,500		0																			
TOTAL		43,901						43,901		14,902																			
NBHD ADJUSTMENT: 1.00																													
(1651799) Group:0				TAX YEAR: 2026				REVAL YEAR: 2024				DEFERRED VALUE				0				APPAISED VALUE				43,901					
Granville County, NC																				TAXABLE VALUE				43,901					