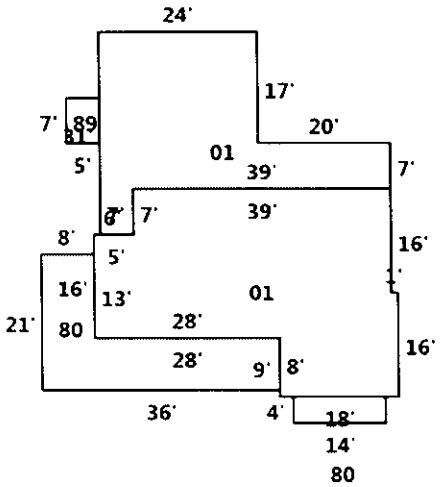
07/25/2025 11:52 OWNERSHIP 24977301	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
ZOOK JOHN P OR BARBARA REV TRU HEIR C/O RICKY ZOOK HENDERSON, NC 27537-8876 DEED: 01347 0206 3/30/2010 $0	412 KINGSBURY ST PLATBOOK/PAGE/DATE: 00000 00000 NB: 014 OXFORD CITY AVERAGE 412 KINGSBURY ST	OXFORD OXFORD	192318319793 RECORD NUMBER: 13730 ROUTE: 192318 059 LISTER: DENNIS S 6/28/2022 REVIEWER: DENNIS S 6/28/2022	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT
			58/100 AC	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	18 D UNFINSHED FRAME/CB G	18 * 30	8.96	0.60	8.96	540	4838
2	38 D IMPLEMENT SHED	1 * 1	500.00	0.00	500.00	1	500
3	04 C STORAGE SHED	14 * 20	7.24	0.60	7.24	280	2027
4	12 ASPHALT PAVING	1 * 1	1500.00	0.00	1500.00	1	1500

OTHER FEATURES VALUE: 8,865

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
CONCRETE BLOCK CW	WOOD FRAME-SIDING	GABLE	ASPHALT SHINGLE	2.0000 STHT 0 BDRM

WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #
PLASTER	SOFTWOOD	HOT WATER	ELECTRIC OIL	1

IMPROVEMENT TYPE:	DWELLING	GRADE:	B-10	AYB:	1912	EYB:	1960	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	1162		2.00		2324	154.39		B 0.90						0.95		132.00		2324		306768		0.42				128843
1 BATHS	0				0											6273.00		0		6273		0.42				2635
1 HALFBATHS	0				0											4202.00		0		4202		0.42				1765
2 FIREPLACE	0				0											4182.00		0		8364		0.42				3513
01 SNG FAML	751		1.00		751	154.39		0.90						1.00		138.95		751		104351		0.42				43827
89 OM-PORCH	35		1.00		35	58.17		0.90						1.00		52.35		35		1832		0.42				769
80 PORCH	392		1.00		392	44.73		0.90						1.00		40.26		392		15782		0.42				6628
80 PORCH	56		1.00		56	52.26		0.90						1.00		47.03		56		2634		0.42				1106
	3075		HSF		3558	TSF										RPCN=146.4084/HSF				450206		VALU=61.49/HSF				189086

STRUCTURE VALUE 215,558

CARD 1 VALUE 261,423

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL
LAND	37,000				37,000	37,000
OTHER FEAT	8,865				8,865	8,865
STRUCTURE	215,558				215,558	215,558
TOTAL	261,423				261,423	261,423

OTHER CARDS VALUE

TOTAL VALUE 261,423

NBHD ADJUSTMENT: 1.14

(1789961) Group:0 TAX YEAR: 2026
Granville County, NC REVAL YEAR: 2024

DEFERRED VALUE 0

APPRAISED VALUE 261,423
TAXABLE VALUE 261,423