

02/06/2025 03:45 OWNERSHIP 1062033										PROPERTY DESCRIPTION										TAX DESCRIPTION										MAP NUMBER										CARD#																					
BLEVINS DEBORAH										LOT 4										DUTCHVILLE										089611750326										1 / 1																					
703 FORREST LN										PLATBOOK/PAGE/DATE: 00005 00131										CREEDMOOR										RECORD NUMBER: 9575																															
CREEDMOOR, NC 27522-8196										NB: 218 PINE VALLEY 0																				ROUTE: 089611 002																															
DEED: 01847 0193 6/22/2021 \$245,000										703 FORREST LN																				LISTER: DONNIE SMITH 7/12/2022																															
										TOPO					STREET					UTILITIES					NOTES					LT																															
																				CARPORT					1.0000																																				
										#	LAND CLASS				SIZE				BASERATE		*	ACF		*	ADJ		=	ADJ RATE		*	UNITS		=	LNDVALUE																											
										1	62JRESIDENTIAL 1				0.460				67500			1.27			1.00			85725			0.460			39434																											
										ACREAGE FACTOR:										0										FRONTAGE FACTOR:										0										LAND VALUE										39,434	
										#	OTHER FEATURES				SIZE				BASERATE		COND		ADJ RATE		UNITS		VALUE																																		
										1	04 C STORAGE SHED				1 * 1				1000.00		0.00		1000.00		1		1000																																		
										2	19 CARPORT				14 * 20				500.00		0.00		500.00		280		500																																		
OTHER FEATURES VALUE:																														1,500																															
FOUNDATION					XTR_FINISH					ROOF TYPE					ROOF MTRL					SIZE/QTY																																									
BRICK CW					CEMENT BOARD					SAWTOOTH					ASPHALT SHINGLE					1.0000 STHT 0 BDRM																																									
WALL FINISH					FLOORS					HEAT&AIR					HEAT FUEL					BUILDING #																																									
DRYWALL					TILE CARPET					HEAT & AIR					ELECTRIC					1																																									

IMPROVEMENT TYPE:		DWELLING				GRADE:		B-10		AYB:		1982		EYB:		1990		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		1720			1.00			1720		162.72			B 0.90			2.50			2.00			1.00			150.95			1720			259634			0.68						176551	
1 FIREPLACE		0						0																	4182.00			0			4182			0.68						2844	
2 BATHS		0						0																	6273.00			0			12546			0.68						8531	
88 DECK		360			1.00			360		27.11			0.90									1.00			24.40			360			8784			0.68						5973	
89 OM-PORCH		36			1.00			36		58.17			0.90									1.00			52.35			36			1885			0.68						1282	
86 UTILROOM		24			1.00			24		85.49			0.90									1.00			76.94			24			1847			0.68						1256	
		1720		HSF				2140		TSF																RPCN=167.9523/HSF				288878		VALU=114.21/HSF								196437	
STRUCTURE VALUE																														176,793											
CARD 1 VALUE																														217,727											
VALUATION		THIS CARD		+	OTHER CARD		=	VALUE		PREV-VAL		OTHER CARDS VALUE																													
LAND		39,434						39,434		31,547		TOTAL VALUE										217,727																			
OTHER FEAT		1,500						1,500		1,000																															
STRUCTURE		176,793						176,793		85,712																															
TOTAL		217,727						217,727		118,259		NBHD ADJUSTMENT: 0.90																													
(1611151) Group:0										TAX YEAR: 2025										APPRaised VALUE										217,727											
Granville County, NC										REVAL YEAR: 2024										DEFERRED VALUE										0		TAXABLE VALUE		217,727							