

08/20/2025 06:09 OWNERSHIP 1068803										PROPERTY DESCRIPTION										TAX DESCRIPTION										MAP NUMBER										CARD#	
VAUGHAN JEFFREY DAVID VAUGHAN CHRISTENE MARIE 18 JORDAN DR PITTSBORO, NC 27312-8480 DEED: 02022 0027 4/21/2025 \$85,000										LOT 1 PLATBOOK/PAGE/DATE: 00055 00037 NB: 041 NORTH END AVERAGE 4104 WILSON TOWN RD										SASSAFRAS FORK										193800439409 RECORD NUMBER: 64355 ROUTE: LISTER: REVIEWER:										1 / 1	
										TOPO			STREET			UTILITIES			NOTES							AC															
																										1.2000															
										#	LAND CLASS				SIZE		BASERATE		*	ACF		*	ADJ		=	ADJ RATE		*	UNITS		=	LNDVALUE									
										1	11MFRONTAGE 1				0.340		12000			0.96			1.00			11520			0.340			3917									
										2	31MWOODED 1				0.860		6000			0.96			1.00			5760			0.860			4954									
										ACREAGE FACTOR:										FRONTAGE FACTOR:										LAND VALUE										8,871	
										#	OTHER FEATURES				SIZE		BASERATE		COND		ADJ RATE		UNITS		VALUE																
OTHER FEATURES VALUE:																																									
FOUNDATION				XTR_FINISH				ROOF TYPE				ROOF MTRL				SIZE/QTY																									
																STHT BDRM																									
WALL FINISH				FLOORS				HEAT&AIR				HEAT FUEL				BUILDING #																									
IMPROVEMENT TYPE:										GRADE:										AYB:		EYB:		CONDITION:				DEPR TABLE:		SQ FT TABLE:											
DIMENSIONS:																																									
STRUCTURE		SKETCH-SF	*	STHT	=	AREA	RATE	*	GRDE	+	HEAT	+	EXWL	*	WLHT	=	ADJRATE	*	AREA	=	RPCN	*	DEPF	*	CNDF	=	STR-VALUE														
		0																																							
		HSF				TSF				RPCN=/HSF				VALU=/HSF																											
STRUCTURE VALUE																								0																	
CARD VALUE																								8,871																	
VALUATION		THIS CARD		+	OTHER CARD		=	VALUE		PREV-VAL		OTHER CARDS VALUE																													
LAND		8,871						8,871		0		TOTAL VALUE												8,871																	
OTHER FEAT		0						0		0																															
STRUCTURE		0						0		0																															
TOTAL		8,871						8,871		0		NBHD ADJUSTMENT: 1.05																													
(1803101) Group:0										TAX YEAR: 2026										APPRaised VALUE										8,871											
Granville County, NC										REVAL YEAR: 2024										DEFERRED VALUE										0		TAXABLE VALUE		8,871							