

08/27/2025 02:55 OWNERSHIP 54794302		PROPERTY DESCRIPTION				TAX DESCRIPTION				MAP NUMBER				CARD#															
DOUGLAS FALKNER REAL ESTATE LL		1708 MONARCH DR				BRASSFIELD				180504811719 RECORD NUMBER: 2984 ROUTE: 180504 031 LISTER: BA 11/29/2022 REVIEWER: BA 11/29/2022				1 / 1															
119 EAST YOUNG AVE HENDERSON, NC 27536 DEED: 01389 0504 4/25/2011 \$23,000		PLATBOOK/PAGE/DATE: 00000 00000 NB: 072 SOUTH EAST AVERAGE 1708 MONARCH DR																											
40' 28' 24' 24' 16' 4' 4' 01		TOPO		STREET		UTILITIES		NOTES				LT																	
								ADJ FOR RD				1.0000																	
		#	LAND CLASS		SIZE		BASERATE		*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE											
		1	2EBUILDING SITE 2		1.000		42000			1.00		0.85		35700		1.000		35700											
		2	92EMIXED 2		0.010		14400			1.00		0.85		12240		0.010		122											
		ACREAGE FACTOR:				0		FRONTAGE FACTOR:				0		LAND VALUE				35,822											
		#	OTHER FEATURES				SIZE		BASERATE		COND		ADJ RATE		UNITS		VALUE												
OTHER FEATURES VALUE:																													
FOUNDATION				XTR_FINISH				ROOF TYPE				ROOF MTRL				SIZE/QTY													
CONCRETE BLOCK CW				ALUMINUM/VINYL				GABLE				ASPHALT SHINGLE				1.0000 STHT 0 BDRM													
WALL FINISH				FLOORS				HEAT&AIR				HEAT FUEL				BUILDING #													
DRYWALL				CARPET				HEAT & AIR				ELECTRIC				1													
IMPROVEMENT TYPE:		DWELLING				GRADE:		C-5		AYB:		1974		EYB:		1974		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		1056			1.00		1056	139.05		C	0.95		2.50			1.00		134.60		1056		142138		0.52				73912	
1 BATHS		0					0											5100.00		0		5100		0.52				2652	
80 PORCH		64			1.00		64	42.08			0.95				1.00			39.98		64		2559		0.52				1331	
		1056		HSF				1120		TSF								RPCN=141.8532/HSF				149797		VALU=73.76/HSF				77895	
STRUCTURE VALUE																		81,011											
CARD 1 VALUE																		116,833											
VALUATION		THIS CARD		+	OTHER CARD		=	VALUE		PREV-VAL		OTHER CARDS VALUE																	
LAND		35,822						35,822		35,822		TOTAL VALUE																	
OTHER FEAT		0						0		0		116,833																	
STRUCTURE		81,011						81,011		81,011																			
TOTAL		116,833						116,833		116,833																			
NBHD ADJUSTMENT: 1.04																													
(1774501) Group:0																		TAX YEAR: 2026		116,833									
Granville County, NC																		REVAL YEAR: 2024		DEFERRED VALUE		0		APPAISED VALUE					
																								TAXABLE VALUE					
																								116,833					