

09/02/2025 02:33 OWNERSHIP 1133343										PROPERTY DESCRIPTION										TAX DESCRIPTION										MAP NUMBER										CARD#	
PREDDY JEFFREY OLIVER TEASLEY-PREDDY VICKIE 3049 PREDDY RD FRANKLINTON, NC 27525-8181 DEED:										TRACT 3 PLATBOOK/PAGE/DATE: 00054 00148 NB: 072 SOUTH EAST AVERAGE FLAT ROCK RD										BRASSFIELD										183700570126 RECORD NUMBER: 64503 ROUTE: LISTER: REVIEWER:										1 / 1	
										TOPO			STREET			UTILITIES			NOTES										AC												
																													24.8300												
										#	LAND CLASS				SIZE		BASERATE		*	ACF		*	ADJ		=	ADJ RATE		*	UNITS		=	LNDVALUE									
										1	12NFRONTAGE 2				0.430		35000			0.85			1.00			29750			0.430			12793									
										2	32NWOODED 2				24.400		15000			0.85			1.00			12750			24.400			311100									
										ACREAGE FACTOR:										FRONTAGE FACTOR:										LAND VALUE										323,893	
										#	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																								323,893																	
VALUATION		THIS CARD		+	OTHER CARD		=	VALUE		PREV-VAL		OTHER CARDS VALUE																													
LAND		323,893						323,893		0		TOTAL VALUE														323,893															
OTHER FEAT		0						0		0																															
STRUCTURE		0						0		0																															
TOTAL		323,893						323,893		0		NBHD ADJUSTMENT: 1.04																													
(1804079) Group:0										TAX YEAR: 2026										APPRaised VALUE										323,893											
Granville County, NC										REVAL YEAR: 2024										DEFERRED VALUE										316,941											
																				TAXABLE VALUE										6,952											

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#	LAND CLASS		SIZE	BASERATE		*	ACF	*	ADJ	=	ADJRATE	*	UNITS	=	LNDVALUE	USE-CLASS	ACREAGE	*	RATE	=	USE-VALUE	
1																WOOD	24.400		280.00			
2	12NFRONTAGE 2		0.430AC	35000			0.85		1.00		29750		0.430		12793	WOOD	0.430		280.00			
3	32NWOODED 2		24.400AC	15000			0.85		1.00		12750		24.400		311100	INELIGIBLE						
TOTALS															323,893				6,952			
LAND VALUE:			323893																			
LAND USE VALUE:			6952																			
DEFERRED VALUE:			316941																			