

09/17/2025 10:55 OWNERSHIP 1117653										PROPERTY DESCRIPTION										TAX DESCRIPTION										MAP NUMBER										CARD#											
KING KAREN RODENHIZER DUKE 109 LOVERS LOOP RD ASHEVILLE, NC 28803-8522 DEED: 01983 0623 5/9/2024 \$0										LOT 6S WALNUT CREEK SOUTH PLATBOOK/PAGE/DATE: 00017 00155 NB: 157 WALNUT CREEK 1 6079 ZACHARY LN										WALNUT GROVE										097400436441 RECORD NUMBER: 33313 ROUTE: 097400 081 LISTER: DENNIS S 11/10/2022 REVIEWER: DENNIS S 11/10/2022										1 / 1											
										TOPO				STREET				UTILITIES				NOTES								AC																					
																						LAND WILL NOT PERK 3/23/17								6.6800																					
										#	LAND CLASS				SIZE		BASERATE		*	ACF		*	ADJ		=	ADJ RATE		*	UNITS		=	LNDVALUE																			
										1	11PFRONTAGE 1				2.290		14000			0.85			1.00			11900			2.290			27251																			
										2	1PBUILDING SITE 1				1.000		26000			0.85			0.85			18785			1.000			18785																			
										3	91PMIXED 1				3.390		7300			0.85			0.70			4344			3.390			14726																			
										ACREAGE FACTOR:										FRONTAGE FACTOR:										LAND VALUE										60,762											
										#	OTHER FEATURES				SIZE		BASERATE		COND		ADJ RATE		UNITS		VALUE																										
										1	04 C STORAGE SHED				1 * 1		1000.00		0.00		1000.00		1		1000																										
										1	04 STORAGE SHED				1 * 1		200.00		0.00		200.00		1		200																										
OTHER FEATURES VALUE:										1,200																																									
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																										61,962																									
VALUATION		THIS CARD		+	OTHER CARD		=	VALUE		PREV-VAL		OTHER CARDS VALUE																																							
LAND		60,762						60,762		17,875		TOTAL VALUE														61,962																									
OTHER FEAT		1,200						1,200		1,000																																									
STRUCTURE		0						0		0																																									
TOTAL		61,962						61,962		18,875		NBHD ADJUSTMENT: 1.00																																							
(1789896) Group:0 Granville County, NC										TAX YEAR: 2026 REVAL YEAR: 2024										DEFERRED VALUE										0										APPRAISED VALUE TAXABLE VALUE										61,962 61,962	