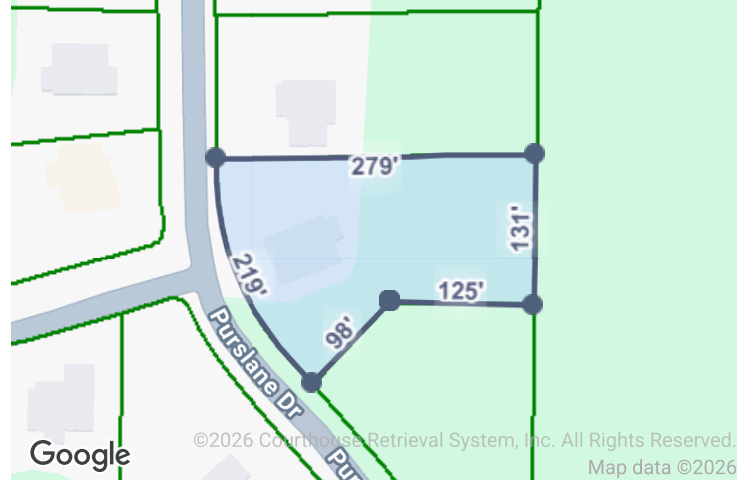




LOCATION

Property Address	245 Purslane Dr Franklinton, NC 27525-8985
Subdivision	Woodland Park II Lot
County	Franklin County, NC

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	049246
Alternate Parcel ID	1845-16-3502
Account Number	
District/Ward	Franklinton - 23
2020 Census Trct/Bik	604.01/2
Assessor Roll Year	2025

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family
Improvement Type	Single Family
Improvement Style	Ranch
Square Feet	2456

CURRENT OWNER

Name	Harward Frances M Harward Mark S
Mailing Address	245 Purslane Dr Franklinton, NC 27525-8985

SCHOOL ZONE INFORMATION

Franklinton Elementary School	3.4 mi
Elementary: K to 5	Distance
Franklinton Middle School	3.6 mi
Middle: 6 to 8	Distance
Franklinton High School	5.3 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 08/17/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
6/7/2023	\$475,000	Harward Frances M & Harward Mark S	Colebrooke Custom Homes LLC	Warranty Deed		2337/1093 10076517
1/5/2023	\$115,000	Colebrooke Custom Homes LLC	Churchill Associates	Warranty Deed	2	2324/1548 10071379

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Appraised Land	\$96,000.00		\$96,000.00	\$61,000.00 (174.3%)	\$35,000.00
Appraised Improvements	\$381,750.00		\$381,750.00	\$381,750.00 (100.0%)	
Total Tax Appraisal	\$477,750.00		\$477,750.00	\$442,750.00 (1,265.0%)	\$35,000.00
Assessed Land	\$96,000.00		\$96,000.00	\$61,000.00 (174.3%)	\$35,000.00
Assessed Improvements	\$381,750.00		\$381,750.00	\$381,750.00 (100.0%)	
Total Assessment	\$477,750.00		\$477,750.00	\$442,750.00 (1,265.0%)	\$35,000.00

Jurisdiction Rates

Franklin County	0.505
Franklinton Fire	0.065
% Improved	80%

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025		\$2,412.64	\$2,833.18
2024		\$2,412.64	\$2,809.29
2023		\$274.75	\$412.75

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
06/07/2023	\$424,900	Harward Frances M Harward Mark S And Harward Mar	State Employees Credit Union	10076518
01/05/2023	\$340,500	Colebrooke Custom Homes LLC	Benchmark Community Bank	2324-1550

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family	Condition	Units
Year Built	2023	Effective Year	Stories1
BRs	3	Baths2 F 1 H	Rooms8

Total Sq. Ft.2,456

Building Square Feet (Living Space)	Building Square Feet (Other)
	.60 S Fam 458
	Att Fin Garage 458
	Scrn Porch 160
	Om Porch 182
	Base Area 1558

- CONSTRUCTION

Quality	Above Average B	Roof Framing
Shape		Roof Cover Deck
Partitions		Cabinet Millwork
Construction Style	Ranch	Floor Finish
Foundation		Interior Finish
Floor System		Air Conditioning
Exterior Wall	Vinyl/Al Siding	Heat TypeHvac
Structural Framing		Bathroom Tile
Fireplace		Plumbing Fixtures

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Concrete Paving		2023	

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family	Lot Dimensions
Block/Lot	/128	Lot Square Feet38,768
Latitude/Longitude	36.102420°/-78.521674°	Acreage0.89

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	TopographyLevel/Rolling
Water Source	District Trend
Sewer Source	Special School District 1
Zoning Code	FCO R-30
Owner Type	Special School District 2

LEGAL DESCRIPTION

Subdivision	Woodland Park II Lot	Plat Book/Page	2022/372
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Block/Lot	/128	District/Ward	Franklinton - 23
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Description

GREEN VERIFICATIONS

courtesy of Green Building Registry

No Green Verifications Found for This Parcel.

INTERNET ACCESS

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Hotwire Communications	FIBER	No	8000 Mbps	
Spectrum	CABLE	No	1000 Mbps	
Verizon	_EMPTY	No	300 Mbps	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	3720184400K	04/16/2013

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
2515371	Sold	06/16/2023	06/08/2023	\$474,900	06/16/2023	\$474,900	Greg Dyer		Ingrid Marie Conley	Realty One Group Greener Side