

02/26/2026 10:55 OWNERSHIP 30399303

AVERETT H MARVIN
AVERETT JANICE A
122 MARVIN AVENUE
COLONIAL HEIGHTS, VA 23834
DEED: 01300 0606 2/26/2009 \$203,462

4679A WATKINS RD
PLATBOOK/PAGE/DATE: 00000 00000
NB: 057 SOUTH CENTRAL AVERAGE
4679A WATKINS RD

FISHING CREEK

PROPERTY DESCRIPTION

TAX DESCRIPTION

MAP NUMBER

CARD#

190103031226
RECORD NUMBER: 26547
ROUTE: 190103 061
LISTER: BA 12/20/2022
REVIEWER: BA 12/20/2022

1 / 1

5' 86' 5' 20' 895'

9' 22' 82' 14' 5' 5'

27'

50'

30'

01

TOPO

STREET

UTILITIES

RD ADJ HSE VACANT

AC

LAND CLASS

SIZE

BASERATE

ACF

ADJ

ADJ RATE

UNITS

LNDDVALUE

1 11SBUILDING SITE 1

0.950

29230

1.03

0.70

21075

0.950

20021

ACREAGE FACTOR:

FRONTAGE FACTOR:

LAND VALUE

20,021

#

OTHER FEATURES

SIZE

BASERATE

COND

ADJ RATE

UNITS

VALUE

OTHER FEATURES VALUE:

FOUNDATION

XTR_FINISH

ROOF TYPE

ROOF MTRL

SIZE/QTY

BRICK CW

BRICK

GABLE

ASPHALT SHINGLE

1.0000 STHHT
0 BDRM

WALL FINISH

FLOORS

HEAT&AIR

HEAT FUEL

BUILDING #

DRYWALL

HARDWOOD CARPET

HEAT & AIR

ELECTRIC

1

IMPROVEMENT TYPE:	DWELLING	GRADE:	C+5	AYB:	1964	EYB:	1970	CONDITION:	AVERAGE	DEPR TABLE:	SQ FT TABLE:															
DIMENSIONS:	SFR-CL40U30R40D12R2D7L2D11 OFF-CL40D8R40U8 WDK-L40CU38XL6D8XD30XD8R6XU8 OFF-U30CR40U8L40D8H																									
STRUCTURE	SKETCH-SF	*	STHT	=	AREA	RATE	*	GRDE	+	HEAT	+	EXWL	*	WLHT	=	ADJRATE	*	AREA	=	RPCN	*	DEPF	*	CNDF	=	STR-VALUE
01 SNG FAML	1250		1.00		1250	136.54		C	1.05	2.50		3.50		1.00		149.37		1250		186713		0.48				89622
1 BATHS	0				0											5100.00		0		5100		0.48				2448
1 FIREPLACE	0				0											3400.00		0		3400		0.48				1632
89 OM-PORCH	100		1.00		100	45.03		1.05						1.00		47.28		100		4728		0.48				2269
82 CARPORT	333		1.00		333	41.15		1.05						1.00		43.21		333		14389		0.48				6907
86 UTILROOM	45		1.00		45	69.51		1.05						1.00		72.99		45		3285		0.48				1577
1250		HSF		1728		TSF		RPCN=174.0920/HSF										217615		VALU=83.56/HSF		104455				
STRUCTURE VALUE																										
104,455																										

VALUATION	THIS CARD	+ OTHER CARD	=	VALUE	PREV-VAL
LAND	20,021			20,021	20,021
OTHER FEAT	0			0	0
STRUCTURE	104,455			104,455	104,455
TOTAL	124,476			124,476	124,476
NBHD ADJUSTMENT: 1.00					
OTHER CARDS VALUE					
TOTAL VALUE					
124,476					
CARD 1 VALUE					
124,476					
APPRAISED VALUE					
124,476					
TAXABLE VALUE					
124,476					

(1791235) Group:0 TAX YEAR: 2026 REVAL YEAR: 2024

Granville County, NC

Brick House