

09/04/2026 09:51 OWNERSHIP 1135153				PROPERTY DESCRIPTION				TAX DESCRIPTION				MAP NUMBER				CARD#										
KELSEY DOUGLAS RICHARD				LOT 1 SEAMAN STREET				OXFORD				191208796225				1 / 1										
3059 SAM MOSS HAYES RD				PLATBOOK/PAGE/DATE: 00052 00145				OXFORD				RECORD NUMBER: 62331														
OXFORD, NC 27565-7231				NB: 015 OXFORD CITY GOOD								ROUTE:														
DEED: 02022 0108 4/21/2025 \$133,500				141 SEAMAN ST								LISTER:														
				TOPO		STREET		UTILITIES		NOTES				SF												
										0.42 Acres - Lot 1 New House for 2027				1.0000												
				#	LAND CLASS		SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE								
				1	72MLOT PRICE 2		1.000	37000		1.00		1.00		37000		1.000		37000								
				ACREAGE FACTOR:				FRONTAGE FACTOR:				LAND VALUE				37,000										
				#	OTHER FEATURES		SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE														
OTHER FEATURES VALUE: 0																										
FOUNDATION		XTR_FINISH		ROOF TYPE		ROOF MTRL		SIZE/QTY																		
CW		Unfinished		GABLE		-1		1.0000 STHT 3 BDRM																		
WALL FINISH		FLOORS		HEAT&AIR		HEAT FUEL		BUILDING #																		
UNFINISHED		UNFINISHED		NONE		NONE		1																		
IMPROVEMENT TYPE:		DWELLING		GRADE:	C+5	AYB:	2026	EYB:	2026	CONDITION:	AVERAGE	DEPR TABLE:		SQ FT TABLE:												
DIMENSIONS:		78=N22W19S22E19Area:418;01=E19N25W42S22W2S6E2S12E12N3E11N12Area:1374;89=S3W2S4E13N7W11Area:85;88=N10E10S10W10Area:100;TotalArea:1977																								
STRUCTURE	SKETCH-SF	*	STHT	=	AREA	RATE	*	GRDE	+	HEAT	+	EXWL	*	WLHT	=	ADJRATE	*	AREA	=	RPCN	*	DEPF	*	CNDF	=	STR-VALUE
01 01 SNG FAML	1374		1.00		1374	135.45		C	1.05	(3.70)				1.00		138.52		1374		190326						190326
2 BATHS	0				0											5100.00		0		10200						10200
1 FIREPLACE	0				0											3400.00		0		3400						3400
78 78 ATTFGARG	418		1.00		418	54.64		1.05						1.00		57.37		418		23981						23981
89 89 OM-PORCH	85		1.00		85	45.93		1.05						1.00		48.23		85		4100						4100
88 88 DECK	100		1.00		100	23.44		1.05						1.00		24.61		100		2461						2461
		1374		HSF				1977		TSF				RPCN=170.6462/HSF				234468		VALU=170.65/HSF						234468
STRUCTURE VALUE																UC 10.00%				23,447						
CARD 1 VALUE																60,447										
VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	OTHER CARDS VALUE																			
LAND	37,000				37,000	37,000	TOTAL VALUE																		60,447	
OTHER FEAT	0				0	0																				
STRUCTURE	23,447				23,447	0																				
TOTAL	60,447				60,447	37,000																				
NBHD ADJUSTMENT: 1.00																										
(1828411) Group:0				TAX YEAR: 2027				DEFERRED VALUE				0				APPRAISED VALUE				60,447						
Granville County, NC				REVAL YEAR: 2024												TAXABLE VALUE				60,447						