11/12/2026 03:20 OWNERSHIP 1088603	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
SHAUN MCGUIGAN LIVING TRUST 3675 JORDAN CIR FRANKLINTON, NC 27525-7009 DEED: 01923 0690 10/4/2022 $0	LOT 66 OLDE BRASSFIELD PLATBOOK/PAGE/DATE: 00037 00078 NB: 366 OLD BRASSFIELD 1 3669 BROOKS BEND	BRASSFIELD	182600946436 RECORD NUMBER: 31825 ROUTE: 182600 371 LISTER: DE 8/18/2022 REVIEWER: DE 8/18/2022	1 / 1

TOPO	STREET	UTILITIES	NOTES	LT
			1 24 ACS MINUS NONDEV LOT 66 OLDE BRASSFIELD	1.0000

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	72ULOT PRICE 2	1.000	66500		1.00		0.85		56525		1.000		56525

ACREAGE FACTOR: 0 **FRONTAGE FACTOR:** 0 **LAND VALUE** **56,525**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE

OTHER FEATURES VALUE: **0**

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 **56,525**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL
LAND	56,525				56,525	56,525
OTHER FEAT	0				0	0
STRUCTURE	0				0	0
TOTAL	56,525				56,525	56,525

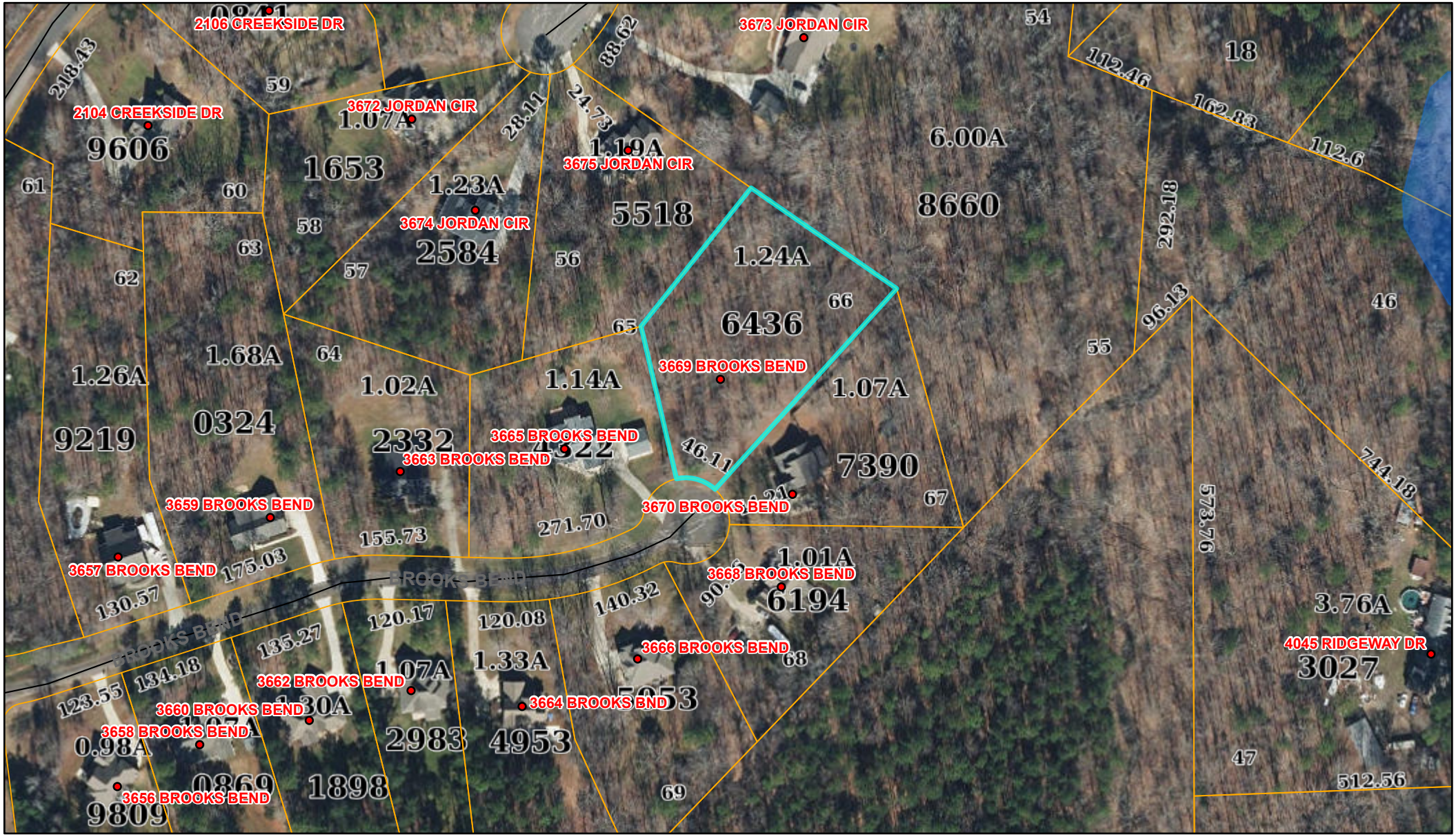
OTHER CARDS VALUE

TOTAL VALUE **56,525**

NBHD ADJUSTMENT: **1.00**

(1884119) Group:0	**TAX YEAR: 2027**			**APPRAISED VALUE**	56,525
Granville County, NC	**REVAL YEAR: 2024**	**DEFERRED VALUE**	0	**TAXABLE VALUE**	56,525

3669 Brooks Bend, Lot 66



11/12/2026, 3:21:41 PM

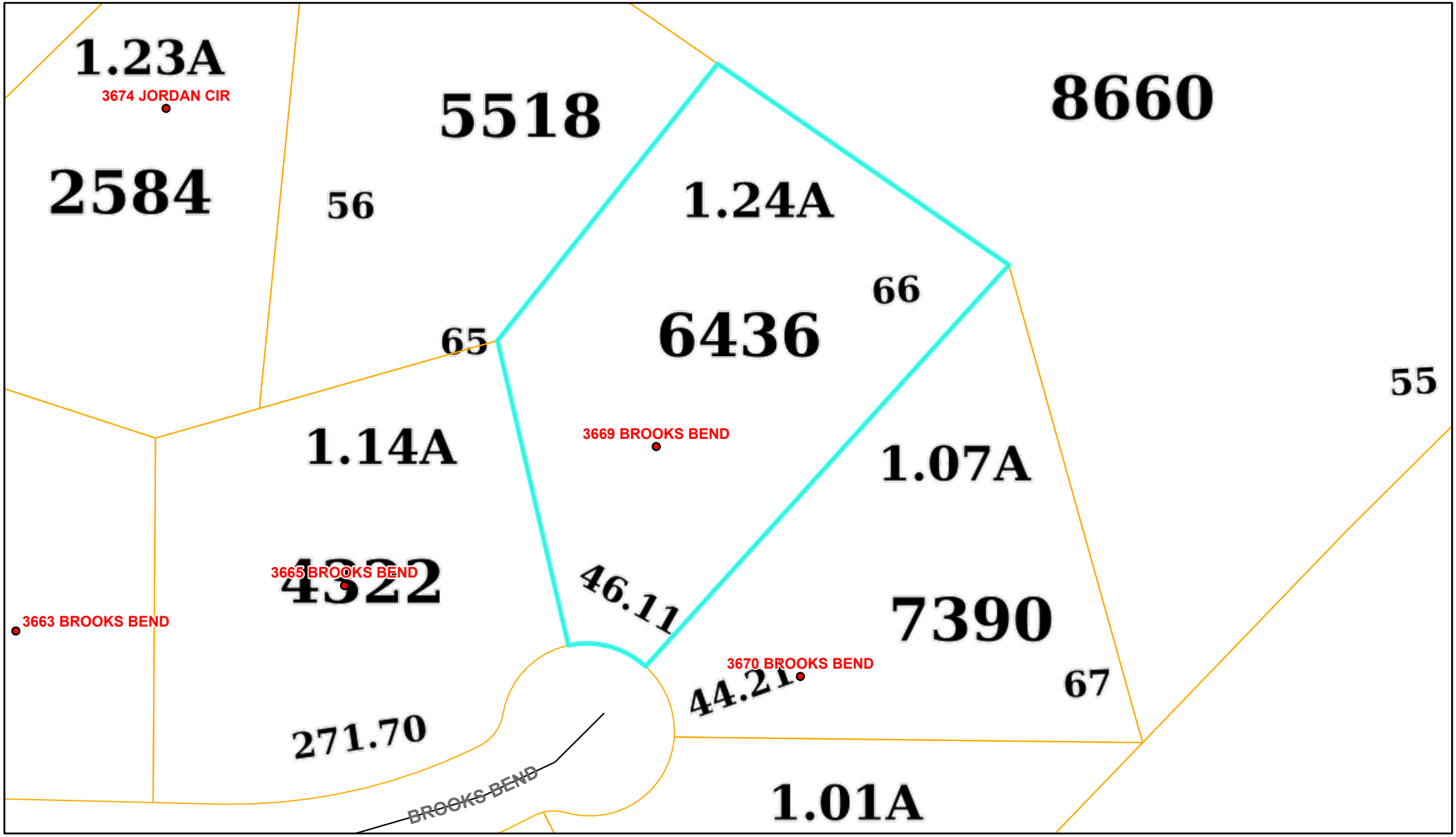
1:2,266

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Granville County, State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

3669 Brooks Bend, Lot 66



11/12/2026, 3:21:02 PM

1:1,133

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

Granville County, State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA