

12/15/2025 04:20 OWNERSHIP 1018593										PROPERTY DESCRIPTION										TAX DESCRIPTION										MAP NUMBER										CARD#	
KEITH BUILDING CORPORATION										LOT 6										OXFORD										191311771487										1 / 1	
2705 ALVESTON CIR										PLATBOOK/PAGE/DATE: 00053 00062										OXFORD										RECORD NUMBER: 40213											
WAKE FOREST, NC 27587-3912										NB: 013 OXFORD CITY MARGINAL																				ROUTE:											
DEED: 02013 0905 2/7/2025 \$65,000										506 HICKSMILL RD																				LISTER: JER 6/11/2025											
										TOPO			STREET			UTILITIES			NOTES										LT												
																			0.25 Acres - Lot 6 New House for 2026										1.0000												
										#	LAND CLASS				SIZE		BASERATE		*	ACF		*	ADJ		=	ADJ RATE		*	UNITS		=	LNDVALUE									
										1	72ELOT PRICE 2				1.000		15500			1.00			1.00			15500			1.000			15500									
										ACREAGE FACTOR:										FRONTAGE FACTOR:										LAND VALUE										15,500	
										#	OTHER FEATURES						SIZE		BASERATE		COND		ADJ RATE		UNITS		VALUE														
										OTHER FEATURES VALUE:																															
FOUNDATION					XTR_FINISH					ROOF TYPE					ROOF MTRL					SIZE/QTY																					
CONCRETE BLOCK					Unfinished					GABLE					-1					1.8500 SHTT 3 BDRM																					
WALL FINISH					FLOORS					HEAT&AIR					HEAT FUEL					BUILDING #																					
UNFINISHED					UNFINISHED					NONE					NONE					1																					

IMPROVEMENT TYPE:		DWELLING				GRADE:		C+5		AYB:		2025		EYB:		2025		CONDITION:		AVERAGE		DEPR TABLE:				SQ FT TABLE:																	
DIMENSIONS:		78=W23N18E3N4E20S22Area:494;01=N17W23S3W14S7W2S5E2S7E14N1E3N4E20Area:679;89=S6W14N6E14Area:84;88=N12E12S12W12Area:144;01=Area:494;TotalArea:1895																																									
STRUCTURE		SKETCH-SF		*	SHTT		=	AREA		RATE		*	GRDE		+	HEAT		+	EXWL		*	WLHT		=	ADJRATE		*	AREA		=	RPCN		*	DEPF		*	CNDF		=	STR-VALUE			
01 01 SNG FAML		679			1.85			1256		134.72			C 1.05			(3.70)						0.95			130.87			1256			164373			0.00					164373				
2 BATHS		0						0																	5100.00			0			10200			0.00					10200				
1 HALFBATHS		0						0																	3417.00			0			3417			0.00					3417				
1 FIREPLACE		0						0																	3400.00			0			3400			0.00					3400				
78 78 ATTFGARG		494			1.00			494		54.43			1.05									1.00			57.15			494			28232			0.00					28232				
89 89 OM-PORCH		84			1.00			84		45.93			1.05									1.00			48.23			84			4051			0.00					4051				
01 01 SNG FAML		494			0.40			198		134.72			1.05			(3.70)						1.00			137.76			198			27276			0.00					27276				
88 88 DECK		144			1.00			144		23.07			1.05									1.00			24.22			144			3488			0.00					3488				
		1454			HSF			2176		TSF															RPCN=168.1134/HSF			244437			VALU=168.11/HSF							244437					
STRUCTURE VALUE																									UC 5.00%										12,222								
CARD 1 VALUE																									27,722																		
VALUATION		THIS CARD		+	OTHER CARD		=	VALUE		PREV-VAL		OTHER CARDS VALUE																															
LAND		15,500						15,500		0		TOTAL VALUE													27,722																		
OTHER FEAT		0						0		0																																	
STRUCTURE		12,222						12,222		0																																	
TOTAL		27,722						27,722		0		NBHD ADJUSTMENT: 1.00																															
(1728115) Group:0 Granville County, NC										TAX YEAR: 2026 REVAL YEAR: 2024										DEFERRED VALUE										0		APPRAISED VALUE TAXABLE VALUE										27,722 27,722	