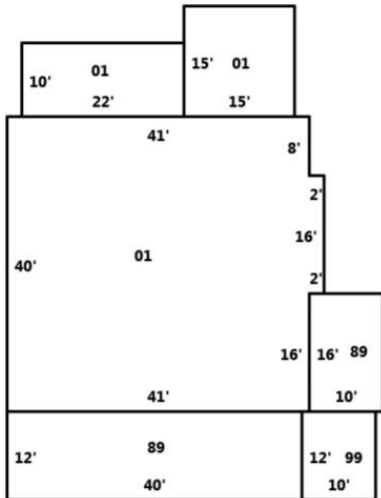


02/06/2025 03:35 OWNERSHIP 7900948				PROPERTY DESCRIPTION				TAX DESCRIPTION				MAP NUMBER				CARD#																													
COUNTY OF PERSON 1 304 S MORGAN ST STE 219 ROXBORO, NC 27573-5245 5 DEED: 819 846 10/23/2012 \$0				.66 ACRE/HOUSE 2 PLATBOOK/PAGE/DATE: 16 286 NB: 10000 ROXBORO NBHD 6 245 N MAIN ST ROXBORO				ROXBORO 3 ROXBORO 7				3 27 4 RECORD NUMBER: 15118 ROUTE: RC 137 034 LISTER: SJR 10/18/2024 REVIEWER: SJR 10/18/2024				1 / 1																													
				TOPO		STREET		UTILITIES		NOTES						AC																													
				ROLLING 8		PAVED 9		ALL PUBLIC 10		HANDICAP LIFT/NCIV F14 GAR DOORS/OUTLETS/FIXTURES F14 11						0.6600 12																													
				#	LAND CLASS			SIZE		BASERATE		*	ACF		*	ADJ		=	ADJ RATE		*	UNITS		=	LNDVALUE																				
				1	71MCOMM1 13			0.660		14		46575			15		1.68			16		1.00			17 78246 0.660 18 51642																				
				ACREAGE FACTOR:				7				FRONTAGE FACTOR:				LAND VALUE				51,642																									
				#	OTHER FEATURES					SIZE		BASERATE		COND		ADJ RATE		UNITS		VALUE																									
				1	01 C GARAGE 19					22 * 18		20		39.77		0.00		39.77 22		396		23 15749																							
				2	01 E GARAGE					28 * 20				7.52		0.40		7.52		560		4211																							
OTHER FEATURES VALUE:																		19,960																											
FOUNDATION				XTR_FINISH				ROOF TYPE				ROOF MTRL				SIZE/QTY																													
BRICK 24				BRICK 25				HIP 26				TILE 27				2.0000 SHTT 4 BDRM 28																													
WALL FINISH				FLOORS				HEAT&AIR				HEAT FUEL				BUILDING #																													
PLASTER UNFINISH 29				HARDWOOD CONCRETE 30				CENTRAL CENT-A/C 31				GAS 32				1																													
IMPROVEMENT TYPE:		Dwelling 33		GRADE: B-5 34		AYB: 1922 35		EYB: 1955 36		CONDITION: A 37		DEPR TABLE:		00		SQ FT TABLE:																													
DIMENSIONS:		01=N40E41S8E2S16W2S16W41Area:1672;89=S12E40N12W40Area:480;99=S12E10N12W10Area:120;89=N16E10S16W10Area:160;01=N10E22S10W22Area:220;01=N15E15S15W15Area:225;TotalArea:2877																																											
STRUCTURE		SKETCH-SF		*	STHT		=	AREA		RATE		*	GRDE		+	HEAT		+	EXWL		*	WLHT		=	ADJRATE		*	AREA		=	RPCN		*	DEPF		*	CNDF		=	STR-VALUE					
01 01 SNG FAML		1672			2.00			3344		144.75			B 0.95			4.62			5.09			0.94			138.39			3344			462776			0.43						198994					
3 BATHS 38		0			39			40		0			41			42			43			44			45			9026.00			46		0	47		27078	48		0.43	49			50		11644
2 FIREPLACE		0						0																	9026.00			0			18052			0.43						7762					
1 HALFBATHS																									5867.00						5867			0.43						2523					
1 PREFAB FIREPLACE																									6800.00						6800			0.43						2924					
01 01 SNG FAML		225			1.00			225		144.75			0.95			4.62			5.09			1.00			147.22			225			33125			0.43						14244					
01 01 SNG FAML		220			1.00			220		144.75			0.95			4.62			5.09			1.00			147.22			220			32388			0.43						13927					
89 89 OM-PORCH		160			1.00			160		50.90			0.95									1.00			48.36			160			7738			0.43						3327					
89 89 OM-PORCH		480			1.00			480		40.33			0.95									1.00			38.31			480			18389			0.43						7907					
99 99 TERRACE		120			1.00			120		19.94			0.95									1.00			18.94			120			2273			0.43						977					
		3789		HSF				4549		TSF																RPCN=162.1762/HSF				614486		VALU=69.74/HSF								264229					
STRUCTURE VALUE																		264,229																											
CARD 1 VALUE																		335,831																											
VALUATION		THIS CARD		+	OTHER CARD		=	VALUE		PREV-VAL		CHANGE		OTHER CARDS VALUE																															
LAND		51,642						51,642		18,498		179.18%		51																															
OTHER FEAT		19,960						19,960		11,855		68.37%		52																															
STRUCTURE		264,229						264,229		151,319		74.62%		53																															
TOTAL		335,831						335,831		181,672		84.86%		54																															
(1877421) Group:99 Person County, NC				TAX YEAR: 2025 REVAL YEAR: 2025				DEFERRED VALUE				0				NBHD ADJUSTMENT: 1.00				APPRAISED VALUE 335,831																									
																				TAXABLE VALUE 335,831																									

PROPERTY RECORD CARD AND REVALUATION CODES

1. OWNERSHIP - Name and address of property
2. PROPERTY DESCRIPTION - Brief description and plat book/page
3. TAX DESCRIPTION - TOWNSHIP
4. MAP NUMBER - Parcel Number (use to find property on GIS)
5. DEED - Deed book and page
6. NB - Neighborhood (not subdivision, general location information) and physical 911 address
7. CITY – ROXBORO if in city limits, BLANK if county only.
8. TOPO - General description of land (level, rolling, steep, low, wet, etc.)
9. STREET - General description of street (paved, unpaved, none, etc.)
10. UTILITIES - General description of utilities (public, well, septic, electric, rural, etc.)
11. NOTES - Miscellaneous tax office notes on property
12. AC/LOT - Size of parcel
13. LAND CLASS - Grade of land based on location, cleared, wooded, pond, commercial, etc.
14. BASERATE - Land grade value per unit
15. ACF - Adjustment factor based on acreage factor table
16. ADJ - Additional adjustment for topography, location, no-perk, wet, etc.
(1.0 = no adjustment)
17. ADJ RATE - $\text{Size} \times \text{Base Rate} \times \text{ACF} \times \text{ADJ} = \text{Adjusted Rate}$
18. LNDVALUE - $\text{Adjusted Rate} \times \text{units} = \text{Land Value}$
19. OTHER FEATURES - Outbuilding/non-sketched buildings

20. BASE RATE - Rate per square foot
21. ADJ RATE - Base Rate X condition = Adjusted Rate
22. UNITS - Size length X width = Units
23. VALUE - Units x ADJ RATE = Value
24. FOUNDATION - Foundation of structure (slab, block, brick, stone, frame, etc.)
25. XRT_FINISH - Exterior wall finish (frame, brick, masonry, block, stucco, cedar, vinyl, log, etc.)
26. ROOF TYPE - Roof shape (gable, hip, gambrel, mansard, flat, etc.)
27. ROOF MTRL - Materials used on roof (asphalt single, tile, metal, slate, etc.)
28. SIZE/QTY - Displays story height, bedroom count (for information only, this does not compute value)
29. WALL FINISH - Interior wall finish (dry wall, panel, plaster, etc., this does not compute value)
30. FLOORS - Floor finish material (hardwood, tile, carpet, vinyl, this does not compute value)
31. HEAT & AIR - Climate control system (none, central, heat pump, gas pack, wood, central, etc.)
32. HEAT FUEL - Displays heat fuel (gas, electric, oil, coal, wood, etc., this does not compute value)
33. IMPROVEMENT TYPE - Main structure type (dwelling, doublewide, singlewide, etc.)
34. GRADE - Complexity of construction (For example, "C" represents entry level construction)
35. AYB - Actual year build (If listed as 1901, the year built is unknown.)
36. EYB - Effective year build, which is used to determine depreciation.
37. DEPR TABLE - Indicates which depreciation table is used (00-residenital average, 01-residential excellent, 02-residential good, 03-residential fair, 04-residential poor, 05-commercial good, 06-commerical average, 07-commercial poor, 08-doublewide average, 8F-doublewide fair, 09-singlewide average, 9f-singlewide fair)

38. STRUCTURE - Includes many features of the sketched improvement, including fireplace, pre-fabricated fireplace, full bath, half bath, porch, deck, terrace, attached garage, etc.
39. STHT - Indicates finished area above main floor (1.0 indicates no area above main floor)
40. AREA - Square footage of each area that is included in the sketch
41. RATE - Initial rate from schedule based on grade
42. GRDE - Indicates any adjustments from grade, with a .95 indicating .05 less than B grade in example.
43. HEAT - Additional value per square foot added for heat/air systems
44. EXWL - Exterior wall adjustment for exterior wall finishes, per square foot
45. WLHT - Adjustments for multiple stories to factor in less roofing costs
46. AREA - Total square foot per structure item
47. RPCN - Replacement cost new (What it would cost to build today based on labor/materials.)
48. DEPF - Depreciation based on effective year built and depreciation table
49. CNDF - Additional adjustments due to other factors
50. STR-VALUE - $AREA \times RATE \times GRADE \text{ ADJUSTED} = \text{price per foot}$
Price per foot + HEAT + EXWL + WLHT = ADJ RATE
 $ADJ \text{ RATE} \times AREA = RPCN$
 $RPCN \times DEPF \times CNDF = STR-VALUE$
51. LAND - Shows value, previous value, and % of change for land
52. OTHER FEAT - Shows value, previous value, and % of change for other features
53. STRUCTURE - Shows value, previous value, and % of change for structure
54. TOTAL - Shows value, previous value, and % of change for property
55. SKETCH - Displays dimension gathered by our appraisal from outside measurements