

+OWNERSHIP 1008191      2024 1/04/2024  
 VAIN DANIEL E  
 VAIN THANDEKO N  
 3498 GRAINGER STATION ROAD  
 GRIFTON NC 28530  
 DEED: 1848 638

PROPERTY DESCRIPTION  
 SR 1835  
 L150K/15  
 3498 GRAINGER STATION RD

TAX SUBDIVISIONS  
 CONTENTNEA NECK  
 COUNTY/HUGO FIRE

MAP NUMBER      CARD NO  
 454700860482      1  
 RECORD NUMBER: 926  
 ROUTE      29000  
 LISTER: LNLGLISH      5012023  
 REVIEW:

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+-----48-----+F-----12--9--+
:           7       :
:           +       7       +-----24-----+
:           +B-12-+   :
2           :           2       :
9           2       9       :
:           2       :           2       :
:           :           :           8       :
A           +3E      C       :
+-----25-----23+-----20-----21-----+
                               +D-----24-----+
  
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TOPO      STREET      UTILITY      ZONING      .740 ACRES      NBHD  
 0026

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	13GBS-PAVED	.74AC	14000	1.26	1.00	1.00	17639 13053

LAND VALUE: 13053

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	27CSTGBLD	1*	10.00			1	1.00	.01	500
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	FWA/CAC	LAMSHNGL	1.00STHT	
CONIWALL	BRICK	FWA/CAC		'WALL	
	BRICK	FWA/CAC		4 BDRM	1.00LFUF

RES - IMP      C      AYB 1972 EYB 1985  
 DIMENSIONS: A-DU29DR48DD29DL20DU2DL3DD2DL25 B-MR48MU22DR12DU7DL12DD7 C-MU22MR48MD22DU22DR12DU7DR9DD29DL21 D-MR48MR21MD3DR24DU28DL24DD28 E-MD3MR69MU3ML41DU2DL3DD2DR3 F-MR28ML25MU29MR40DU4DL5DD4DR5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	CND%*	FMV
A	01 SINGLE F	1386	1.00	79.84	.7923		63.257	1386	1.00	87674					
	0112 FWA/CAC			2.00			2.000	1386		2772					
	0103 BRICK			3.00			3.000	1386		4158					
	3.00 FULL BTH			3000.00			3000.000			9000					
	1.00 FP			3000.00			3000.000			3000					
	1.00 HALF BTH			1800.00			1800.000			1800					
B	01 SINGLE F	84	1.00	79.84	.7923		63.257	84	1.00	5313					
	0112 FWA/CAC			2.00			2.000	84		168					
	0103 BRICK			3.00			3.000	84		252					
C	01 SINGLE F	525	1.00	79.84	.7923		63.257	525	1.00	33209					
	0112 FWA/CAC			2.00			2.000	525		1050					
	0103 BRICK			3.00			3.000	525		1575					
D	75 GAR FINF	672	1.00	29.97	.7090		21.248	672	1.00	14278					
E	81 PORCH	6	1.00	31.91	1.0000		31.910	6	1.00	191					
F	83 STOOP	20	1.00	14.32	1.0000		14.320	20	1.00	286					
G	03 LIV AREA	500	1.00	52.06	.7241		37.696	500	1.00	18848					
	0312 FWA/CAC			2.00			2.000	500		1000					
	0303 BRICK			1.00			1.000	500		500					

HSF:      2495.00      %COMP: 100      RPN:      185074 1.00      185074 - .32-      =      125851  
 STRUCTURE VALUE:      74.17 OGRCN/HSF      50.44 FMV/HSF      125851

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	13053	13053	100%	WD		139404
OTHERFEAT	500	500	100%	01312019		
STRUCTURE	125851	125851	100%	1848-638		
TOTAL	139404	139404	100%	150000	0092%	
						17639LV/AC
						TV/HSF
						SP/HSF
						APPRAISED-VALUE: 139404