

WAYNE COUNTY

RAY FRANCINE
156 OXFORD DR
741595

Return/Appeal Notes: **Parcel: 3610408823**
PLAT: / UNIQ ID 64949

COUNTYWIDE ADVALOREM TAX (100), CITY - GOLDSBORO (100)

CARD NO. 1 of 1

Reval Year: 2025 Tax Year: 2025 LT 22 OXFORD SQUARE

0.0900 AC

SRC=

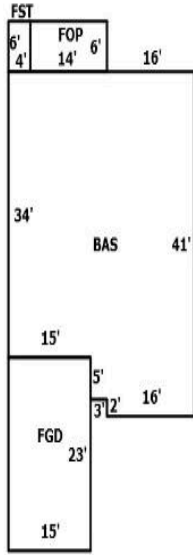
Appraised by 15 on 11/13/2014 06140 OXFORD SQUARE

TW-06

CI-01 FR-00 EX- AT-

LAST ACTION 20241230

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION		CORRELATION OF VALUE	
FOUNDATION	SPREAD FOOTING	USE	MOD	EFF. AREA	QUAL	BASE RATE	RCN	EYB	AYB	STANDARD	0.11000	CREDENCE TO	MARKET
Foundation - 4	Spread Footing	6.00											
Sub Floor System - 2	Slab on Grade	6.00	04	03	1,454	116	139.20	203058	2014	2014		% GOOD	89.0
Exterior Walls - 10	Aluminum/Vinyl Siding	28.00	TYPE: TOWNHOME STYLE: 1 - 1.0 Story Condominiums										
Exterior Walls - 21	Face Brick	0.00											
Roofing Structure - 03	Gable	2.00											
Roofing Cover - 03	Asphalt or Comp Shingle	2.00											
Interior Wall Construction - 5	Drywall/Sheetrock	27.00											
Interior Floor Cover - 12	Hardwood	11.00											
Interior Floor Cover - 14	Carpet	0.00											
Heating Fuel - 04	Electric	1.00											
Heating Type - 04	Forced Air-Ducted	3.00											
Air Conditioning Type - 03	Central	9.00											
Structural Frame - 01	None	0.00											
Bedrooms/Bathrooms/Half-Bathrooms	2/2/0	8.000											
Bedrooms	BAS - 2 FUS - 0 LL - 0												
Bathrooms	BAS - 2 FUS - 0 LL - 0												
Half-Bathrooms	BAS - 0 FUS - 0 LL - 0												
Office	BAS - 0 FUS - 0 LL - 0	0											
TOTAL POINT VALUE			103,000										
BUILDING ADJUSTMENTS													
Quality	6	Average +	1.1000										
Shape/Design	2	Market Adjustment	1.0200										
Size	Size	Size	1.0000										
TOTAL ADJUSTMENT FACTOR 1.120													
TOTAL QUALITY INDEX 116													



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DEPR. BUILDING VALUE - CARD	180,720
DEPR. OB/XF VALUE - CARD	0
MARKET LAND VALUE - CARD	30,000
TOTAL MARKET VALUE - CARD	210,720
TOTAL APPRAISED VALUE - CARD	210,720
TOTAL APPRAISED VALUE - PARCEL	210,720
TOTAL PRESENT USE VALUE - PARCEL	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	210,720
PRIOR	
BUILDING VALUE	120,580
OBXF VALUE	0
LAND VALUE	25,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	145,580

PERMIT				
CODE	DATE	NOTE	NUMBER	AMOUNT
ROUT: WTRSHD:				

SALES DATA							
OFF. RECORD	DATE	DEED	TYPE	Q/UV/I	INDICATE SALES PRICE		
BOOK	PAGE	MO	YR				
03186	0439	10	2015	WD	Q	I	148000
03091	0249	5	2014	WD	A	V	45000
02793	0752	7	2010	WD	C	V	400000
01969	0192	8	2002	WD	U	I	0

HEATED AREA 1,283

NOTES	
P5-14 DUPLEX FOR 2015	

SUBAREA		CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	% OVR	COND	OB/XF DEPR. VALUE	
BAS	1,283	100																	0
FGD	345	040																	
FOP	84	030																	
FST	24	035																	
FIREPLACE	2 - Pre-Fab																		660
SUBAREA TOTALS	1,736																		203,058

BUILDING DIMENSIONS BAS=W16W14W4S34E15S5E3S2E16N41Area:1283;FOP=N6W14S6E14Area:84;FST=N6W4S6E4Area:24;FGD=S23E15N23W15Area:345;TotalArea:173 36

LAND INFORMATION																			
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT			ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
5010	5010		0	0	1.0000	0	1.0000					30,000.00	1.000	LT	1.000	30,000.00	30000	0	
TOTAL MARKET LAND DATA																			
TOTAL PRESENT USE DATA																			