

+OWNERSHIP 1015006
 WOODALL MEGAN
 WOODALL CHADWICK
 5723 BOWEN DRIVE
 GRIFTON NC 28530
 DEED: 1934 189

2024 1/04/2024

PROPERTY DESCRIPTION
 SR 1712
 L194K

TAX SUBDIVISIONS
 CONTENTNEA NECK
 COUNTY/HUGO FIRE

MAP NUMBER
 465000187353
 RECORD NUMBER: 100
 ROUTE 62000
 LISTER: LNLGLISH 5012023
 REVIEW:

5723 BOWEN DR

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+-----18-----+
:               :
1               1
8               8
:               D
+-----47-----+
:               :
:               :
:               :
3               2
:               64+
6               : 5
:               +C4
:               +
:               1
:               0
+A-----+37-----+
B 5
56--+
  
```

TOPO STREET UTILITY ZONING 6.000 ACRES NBHD
 0072

NOTES:01 L199K/2016

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	13IBS-PAVED	1.00AC	16000	1.00	1.00	1.00	16000
2	40HRESIDUAL (CLE	3.00AC	4000	1.00	1.00	1.00	4000
3	41CRESIDUAL (WOO	2.00AC	2500	1.00	1.00	1.00	2500

LAND VALUE: 33000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
2	01CDETGAR-F	30* 24	19.11			720	1.00	.52	6605

OTHER VALUE: 6605

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	FWA/CAC	LAMSHNGL	1.53STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP B AYB 1984 EYB 1987 CS
 DIMENSIONS: A-DR37DU10DR10DU26DL47DD36 B-MR16DD5DR6DU5DL6 C-MR16MR21MU10MR10MU4DR4DU5DL4DD5 D-MU14MR47MU22DU
 18DL18DD18DR18

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1592	1.53	79.84	.7944		63.424	2436	.95	146773					
	0112 FWA/CAC			2.00			2.000	1592		3184					
	0103 BRICK			3.00			3.000	1592		4776					
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 FP			3000.00			3000.000			3000					
	1.00 HALF BTH			1800.00			1800.000			1800					
B	83 STOOP	30	1.00	14.32	.7695		11.019	30	1.00	330					
C	83 STOOP	20	1.00	14.32	1.0000		14.320	20	1.00	286					
D	84 WOOD DEC	324	1.00	23.27	.4936		11.486	324	1.00	3721					
				HSF: 2436.00			%COMP: 100			RPCN: 169870	1.25	212337	-.30-	=	148636
				MKT 100.00			STRUCTURE VALUE:	87.16		OGRCN/HSF		61.01	FMV/HSF		148636

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	33000	33000	100%	UNK		5500LV/AC
OTHERFEAT	6605	6605	100%	10262021		
STRUCTURE	148636	148636	100%	1934-189		TV/HSF
TOTAL	188241	188241	100%	247000	0076%	SP/HSF

APPRAISED-VALUE: 188241