

+OWNERSHIP 1011539 2024 1/04/2024  
 PEREZ JOSHUA ANTONIO  
 PEREZ KATIE LYNNE  
 500 S CROOM BLAND RD  
 KINSTON NC 28504  
 DEED: 1884 316

PROPERTY DESCRIPTION  
 SR 1157  
 S/F 17904  
 500 S CROOM BLAND RD

TAX SUBDIVISIONS  
 NEUSE  
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER 358200575862  
 RECORD NUMBER: 100862  
 ROUTE 124000  
 LISTER: LNLEGLISH 5012023  
 CARD NO 4  
 REVIEW:

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+---12---+
  1 1
  2 2
  C :
+-----39-----+
:
:
:
:
3
4
:
:
:
:
A
+-----39-----+
  B :
  6 6
+---17---+
  
```

TOPO STREET UTILITY ZONING 2.860 ACRES NBHD 0004

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	13HBS-PAVED	1.00AC	15000	1.00	1.00	1.00	15000
2	41HRESIDUAL (WOO	1.86AC	5000	3.37	1.00	1.00	16850

LAND VALUE: 46341

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
2	24CSHELTER	12* 50	8.00			600	1.00 4800
3	77CMETALGAR	30* 50	10.00			1500	1.00 14999

OTHER VALUE: 19799

FOUNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
SLAB	VINYL	HEATPUMP	COMP SHNG	1.00STHT 'WALL 3 BDRM	

RES - IMP C AYB 2022 EYB 2022  
 DIMENSIONS: A-DU34DR39DD34DL39 B-MR12DD6DR17DU6DL17 C-MU34MR27DU12DR12DD12DL12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1326	1.00	79.84	.8654		69.093	1326	91617				
	0110 HEATPUMP			2.00			2.000	1326	2652				
	0102 VINYL							1326					
	2.00 FULL BTH			3000.00			3000.000		6000				
	1.00 FP			3000.00			3000.000		3000				
	326.00 DBLPITCH												
B	81 PORCH	102		31.91	.7271		23.201	102	2366				
C	81 PORCH	144		31.91	.6921		22.084	144	3180				
HSF:				1326.00	%COMP: 75			RPCN:	81611 1.00	81611 - - =	81611		
STRUCTURE VALUE:									61.54	OGRCN/HSF	61.54	FMV/HSF	81611

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	46341	46341	100%	WD		147751
OTHERFEAT	19799	19799	100%	05292020		
STRUCTURE	81611	81611	100%	1884-316		
TOTAL	147751	147751	100%	22500	0656%	

APPRaised-VALUE: 147751