

+OWNERSHIP 1012213
 BALL MICHAEL
 KEEL RAY
 1716 HWY 11/55
 KINSTON NC 28504
 DEED: 1895 374

2024 1/04/2024

PROPERTY DESCRIPTION
 HWY 11/55 EDGEWOOD 1 & 2
 FORBES MH SUPPLY

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER
 451401265203
 RECORD NUMBER: 17665
 ROUTE 1026000
 LISTER: LNLEGLISH 5012023
 REVIEW:

CARD NO
 1

1716 HWY 11/55

+-----49-----+-----40-----+
 : : :
 : : :
 : : :
 +-----60-----+
 1 6 6 6
 +144 0 0 0
 1 : : :
 014+ : : :
 2 : : :
 0 : : :
 +B-----49-----+C-----40-----+
 +A-----60-----+

TOPO	STREET	UTILITY	ZONING	1.050 ACRES	NBHD
FLOODZNE			B1		0995

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	10DLAND	1.05AC	25000	1.00	1.00	1.00	26250

LAND VALUE: 26250

#	OTHER FEAT	SIZE	BASERATE	*SIZ*	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	58CPAVING	6000*	1.70			6000	1.00	.01	10098
61	01CDETGAR-F	1*	19.11			1	1.00	.01	2500
62	24CSHELTER	1*	8.00			1	1.00	.01	1000
		*							
		*							
		*							
		*							

OTHER VALUE: 13598

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONC-BLK	CONBLOCK	HEATPUMP	TAR&GRAV	1.00STHT	
CONIWALL	VINYL	SPACEHTR		10'WALL	
	CONBLOCK	HEATPUMP		BDRM	

COMM - IMP C AYB 1969 EYB 1947

DIMENSIONS: A-DR60DU44DL60DD14DL14DD10DR14DD20 B-MR60MU6DR49DU60DL49DD60 C-MU6MR60MR49DR40DU60DL40DD60

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	16 COMMERCI	2780	1.00	35.00	1.0000	1.00	35.000	2780	1.00	97300				
	1610 HEATPUMP			6.14			6.140	2780		17069				
	1609 CONBLOCK			2.50-			2.500-	2780		6950-				
B	16 COMMERCI	2940	1.00	35.00	1.0000	1.00	35.000	2940	1.00	102900				
	1606 SPACEHTR			1.39			1.390	2940		4086				
	1609 CONBLOCK			2.50-			2.500-	2940		7350-				
C	43 SHOP/STO	2400	1.00	30.00	.5609	1.04	17.500	2400	1.00	42000				
	4310 HEATPUMP			6.72			6.720	2400		16128				
	4309 CONCBLOCK							2400						
			HSF:	8120.00			%COMP: 100		RPCN:	265183	1.00	265183	-.70-	= 79555
							STRUCTURE VALUE:		32.65	OGRCN/HSF		9.79	FMV/HSF	79555

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	26250	26250	100%	WD		25000LV/AC
OTHERFEAT	13598	13598	100%	10062020		
STRUCTURE	79555	79555	100%	1895-374		TV/HSF
TOTAL	119403	119403	100%	90000	0132%	SP/HSF

APPRAISED-VALUE: 119403