

+OWNERSHIP 1002572  
BRYAN JOHN W SR ETALS

2024 1/04/2024

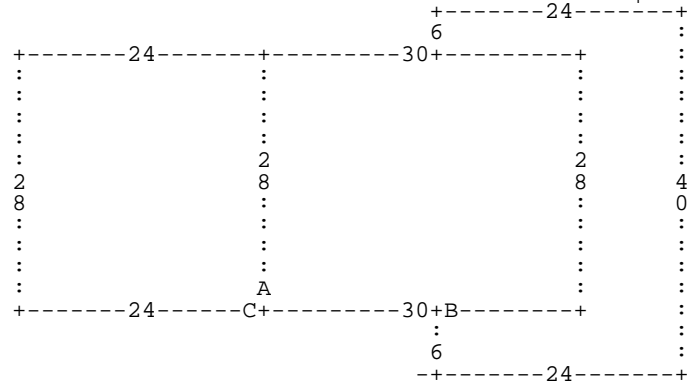
PROPERTY DESCRIPTION  
HWY 55 WEST  
3817 HWY 55 WEST

TAX SUBDIVISIONS  
NEUSE  
COUNTY/SANDY BOTTOM FIRE

MAP NUMBER  
359300357615  
RECORD NUMBER: 17719  
ROUTE 247000  
LISTER: LNLEGLISH 5012023  
CARD NO  
1

3817 HWY 55 WEST  
KINSTON NC 28504  
DEED: 1802 452

3817 HWY 55 WEST



TOPO	STREET	UTILITY	ZONING	2.800 ACRES	NBHD
					0038

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ*	=LND-VALUE
1	13HBS-PAVED	1.00AC	15000	1.00	1.00	1.00	15000
2	40HRESIDUAL (CLE	.80AC	4000	1.00	1.00	1.00	3200
3	41CRESIDUAL (WOO	1.00AC	2500	1.00	1.00	1.00	2500

LAND VALUE:

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%	-COND%=	OFB-VALU
60	24CSHELTER	1* 1	8.00			1	1.00	.01	500
61	27CSTGBLD	1* 1	10.00			1	1.00	.01	2500

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	FWA/CAC	COMP SHNG	2.00STHT	
CONIWALL	VINYL	FWA/CAC		'WALL	
	BRICK	FWA/CAC		4 BDRM	1.00LFUF

RES - IMP C AYB 1974 EYB 1992

DIMENSIONS: A-DU28DR30DD28DL30 B-MR16DR14DU28DL14DU6DR24DD40DL24DU6 C-MR16ML16DL24DU28DR24DD28

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	= ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	840	2.00	79.84	.7629		60.909	1680	.95	97209				
	0112 FWA/CAC			2.00			2.000	840		1680				
	0103 BRICK			3.00			3.000	840		2520				
	3.00 FULL BTH			3000.00			3000.000			9000				
	2.00 FP			3000.00			3000.000			6000				
B	81 PORCH	568	1.00	31.91	.6632		21.162	568	1.00	12020				
B	81 PORCH	568	1.00	31.91	.6632		21.162	568	1.00	12020				
C	77 UTILITY	672	1.00	27.50	1.0000		27.500	672	1.00	18480				
C	01 SINGLE F	672	1.00	79.84	.7629		60.909	672	1.00	40930				
	0112 FWA/CAC			2.00			2.000	672		1344				
	0103 BRICK			3.00			3.000	672		2016				
D	02 SEMI-FIN	840	1.00	34.97	.7252		25.360	840	1.00	21302				
	0212 FWA/CAC			2.00			2.000	840		1680				
	0203 BRICK			3.00			3.000	840		2520				
			HSF:	3192.00			%COMP: 100			RPCN: 228721	1.00	228721	-.25-	= 171541
							STRUCTURE VALUE:			71.65	OGRCN/HSF	53.74	FMV/HSF	171541

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	20700	20700	100%	UNK		7392LV/AC
OTHERFEAT	3000	3000	100%	12311972		
STRUCTURE	171541	171541	100%	0692 -0020		TV/HSF
TOTAL	195241	195241	100%		0000%	SP/HSF

APPRAISED-VALUE: 195241