

+OWNERSHIP 1020830
 METILLY HANNAH V
 3103 HWY 258 S
 KINSTON NC 28504
 DEED: 2007 547

2024 1/04/2024

PROPERTY DESCRIPTION
 HWY 258 SOUTH HINES 7
 3103 HWY 258 SOUTH

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SOUTHWOOD FIRE

MAP NUMBER
 451300037996
 RECORD NUMBER: 17761
 ROUTE 8000
 LISTER: LNBIRASW 12212023
 REVIEW:

3103 HWY 258 SOUTH

```

+---12---+
:         1
:         0
:         :
+-----45-----+-----F+-----+7---+
:         :         7   7
:         :         :   :
:         :         +---12---E+
:         :         :         :
:         :         9         9
:         :         :         :
:         :         D         :
:         :         +---12---+
:         :         :         :
:         :         9         9
A         :         C         :
+-----40---+B---+-----+---12---+
:         4         4
:         +-5---+
  
```

TOPO STREET UTILITY ZONING .810 ACRES NBHD
 0038

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	13HBS-PAVED	.81AC	15000	1.18	1.00	1.00	17700

LAND VALUE: 14337

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	27CSTGBLD	1* 1	10.00			1	1.00	.01	1000
61	78CMETALCAR	1* 1	5.00			1	1.00	.01	1000

OTHER VALUE: 2000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	HEATPUMP	COMP SHNG	1.00STHT	
CONIWALL		HEATPUMP		'WALL	
		HEATPUMP		3 BDRM	1.00LFUF

RES - IMP D AYB 1978 EYB
 DIMENSIONS: A-DU25DR45DD7DL5DD18DL40 B-MR24DR5DD4DL5DU4 C-MR24MR16DU9DR12DD9DL12 D-MR40MU9DU9DR12DD9DL12 E-M
 U9MR40MR12MU9DL7DU7DR7DD7 F-MU18MR52ML7MU7ML6DL12DU10DR12DD10

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1035	1.00	79.84	.8774		70.051	1035	1.00	72502					
	0110 HEATPUMP			2.00			2.000	1035		2070					
	0103 BRICK			3.00			3.000	1035		3105					
	1.00 FULL BTH			3000.00			3000.000			3000					
B	83 STOOP	20	1.00	14.32	1.0000		14.320	20	1.00	286					
C	05 SOLARIUM	108	1.00	64.13	.5442		34.899	108	1.00	3769					
	0510 HEATPUMP			2.00			2.000	108		216					
D	05 SOLARIUM	108	1.00	64.13	.5442		34.899	108	1.00	3769					
	0510 HEATPUMP			2.00			2.000	108		216					
E	78 UTILITYB	49	1.00	28.50	1.0000		28.500	49	1.00	1396					
F	84 WOOD DEC	120	1.00	23.27	.5479		12.749	120	1.00	1529					
			HSF:	1251.00			%COMP: 100		RPCN:	91858	.86	78997	-.39-	=	48189
							STRUCTURE VALUE:			63.14	OGRCN/HSF	38.52	FMV/HSF		48189

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	14337	14337	100%	WD		17700LV/AC
OTHERFEAT	2000	2000	100%	12012023		
STRUCTURE	48189	48189	100%	2007-547		TV/HSF
TOTAL	64526	64526	100%	170000	0037%	SP/HSF

APPRAISED-VALUE: 64526