

+OWNERSHIP 1001722 2024 1/04/2024 PROPERTY DESCRIPTION TAX SUBDIVISIONS MAP NUMBER CARD NO
 CROOM MARY ANN 4041 HWY 55 WEST NEUSE 359300153280 1
 DIXON MELISSA ANN CROOM 4041 HWY 55 WEST COUNTY/SANDY BOTTOM FIRE RECORD NUMBER: 17887
 4041 HWY 55 W ROUTE 261000
 KINSTON NC 28504 LISTER: LNLEGLISH 5012023
 DEED: 1789 455 4041 HWY 55 WEST REVIEW:

+-----16-----+-----15-----+ +---10---+
 : : 4-----23-----+ 4
 : : : :
 : : : :
 : 2 : :
 2 6 : 2
 6 : : 2
 : : : :
 : : : :
 : A +-----20-----+ :
 : B C 4 :
 +-----16-----+-----15-----4-----20-----+-----14-----+

TOPO STREET UTILITY ZONING .360 ACRES NBHD
 : : : : : 0004

NOTES:

| # | LAND CLASS | SIZE | *RATE | *SIZ* | *DPT* | *ADJ% | =LND-VALUE |
|---|-------------|-------|-------|-------|-------|-------|------------|
| 1 | 13HBS-PAVED | .36AC | 15000 | 1.73 | 1.00 | 1.00 | 25950 9342 |

LAND VALUE: 9342

| # | OTHER FEAT | SIZE | BASERATE* | SIZ%= | ADJRATE* | UNITS | *OGR%* | -COND%* | OFB-VALU |
|--------------|-------------|------|-----------|-------|----------|-------|--------|---------|----------|
| 60 | 22CSHOP/GAR | 1* | 10.00 | | | 1 | 1.00 | .01 | 7500 |
| * | | | | | | | | | |
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| * | | | | | | | | | |
| OTHER VALUE: | | | | | | | | 7500 | |

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - | RESIDENTIAL - | STD |
|----------|----------|----------|----------|----------|-------------|---------------|-----|
| CONC-BLK | VINYL | FWA/CAC | LAMSHNGL | 1.00STHT | | | |
| CONIWALL | | | | 2 BDRM | 1.00LFUF | | |

RES - IMP C AYB 1965 EYB 1982
 DIMENSIONS: A-DU26DR15DD4DR23DU4DR10DD4DR1DD22DL14DU4DL20DD4DL15 B-DU26DL16DD26DR16 C-MR15DU4DR20DD4DL20

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT% | = ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR%-CND%= | FMV |
|---|------------------|-----------|------|----------|--------|--------|------------|-------|-------|------------|-----------|--------------|--------------|-------|
| A | 01 SINGLE F | 1098 | 1.00 | 79.84 | .8979 | | 71.688 | 1098 | 1.00 | 78713 | | | | |
| | 0112 FWA/CAC | | | 2.00 | | | 2.000 | 1098 | | 2196 | | | | |
| | 0102 VINYL | | | | | | | 1098 | | | | | | |
| | 1.00 FULL BTH | | | 3000.00 | | | 3000.000 | | | 3000 | | | | |
| B | 79 CARPORT- | 416 | 1.00 | 17.50 | 1.0000 | | 17.500 | 416 | 1.00 | 7280 | | | | |
| C | 81 PORCH | 80 | 1.00 | 31.91 | .7271 | | 23.201 | 80 | 1.00 | 1856 | | | | |
| | HSF: | | | 1098.00 | | | %COMP: 100 | RPCN: | | 93045 1.00 | | 93045 - .35- | = | 60480 |
| | STRUCTURE VALUE: | | | | | | | | | 84.74 | OGRCN/HSF | 55.08 | FMV/HSF | 60480 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|-------|-----------|------|------------|-------|------------------------|
| LAND | 9342 | 9342 | 100% | UNK | | 25950LV/AC |
| OTHERFEAT | 7500 | 7500 | 100% | 12311972 | | |
| STRUCTURE | 60480 | 60480 | 100% | 0535 -0249 | | TV/HSF |
| TOTAL | 77322 | 77322 | 100% | | 0000% | SP/HSF |
| | | | | | | APPRaised-VALUE: 77322 |