

+OWNERSHIP 1018991 2024 1/04/2024
 DAIL FAMILY FARM HOLDINGS LLC

PROPERTY DESCRIPTION
 4915 HWY 55 WEST
 LND5 NON AG

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER 358200480659 CARD NO 1
 RECORD NUMBER: 17904
 ROUTE 124000
 LISTER: LNHCOOKE 4202023
 REVIEW:

4917 HWY 55 WEST
 KINSTON NC 28504
 DEED: 1981 685

4915 HWY 55 WEST

#	LAND CLASS	SIZE	BASERATE*	FRNT*	DEPTH*	ADJ	*	UNITS	=LND-VALUE	USE-CLASS	ACREAGE*	RATE	= USE-VALUE
1	13HBS-PAVED	2.00AC	15000	1.00	1.00	1.00	15000	2.00	30000				30000
2	17HCLEAR-AP	59.29AC	3200	1.00	1.00	1.00	3200	59.29	189728	C CLEAR	59.29	750.00	44467
3	26CWOODLAND-AVER	78.79AC	700	1.00	1.00	1.00	700	78.79	55153	W WOODED	78.79	200.00	15758
4	34AWASTELAND	4.50AC	500	1.00	1.00	.75	375	4.50	1687	8 WASTE	4.50	50.00	225
5	17HCLEAR-AP	.46AC	3200	1.00	1.00	1.00	3200	.46	1472				1472
TOTALS													278040

LAND VALUE: 278040

LAND USE VALUE: 91922

DEFERRED VALUE: 186118

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 DAIL FAMILY FARM HOLDINGS LLC

 4917 HWY 55 WEST
 KINSTON NC 28504
 DEED: 1981 685

PROPERTY DESCRIPTION
 4915 HWY 55 WEST
 LND5 NON AG

 4941 HWY 55 WEST

TAX SUBDIVISIONS
 NEUSE

 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER CARD NO
 358200480659 2
 RECORD NUMBER: 17904
 ROUTE 124000
 LISTER: LNHCOOKE 4202023
 REVIEW:

+---20---+
 : :
 2 :
 2 :
 : :
 +4 :
 : :
 : 6 :
 : 2 :
 : :
 4 :
 0 :
 : :
 : :
 A :
 +---24---+
 B--16---+

TOPO	STREET	UTILITY	ZONING	145.040	ACRES	NBHD
						0004

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE

LAND VALUE: 278040

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU

OTHER VALUE: 31000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR	-	RESIDENTIAL	-	STD
CONC-BLK	MASONITE	FWA/CAC	METAL	1.00STHT					
CONIWALL				'WALL					
				3 BDRM	2.00LFUF				

AGR - IMP E AYB 1932 EYB 1947
 DIMENSIONS: A-DU40DR4DU22DR20DD62DL24 B-MR4DD7DR16DU7DL16

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1400	1.00	79.84	.8595		68.622	1400	1.00	96070					
	0112 FWA/CAC			2.00			2.000	1400		2800					
	0123 MASONITE			.50-			.500-	1400		700-					
	2.00 FULL BTH			3000.00			3000.000			6000					
B	81 PORCH	112	1.00	31.91	.6921		22.084	112	1.00	2473					
			HSF:	1400.00			%COMP: 100								
								RPCN:		106643	.76	81048	- .70-	=	24315
								STRUCTURE VALUE:		57.89	QGRCN/HSF	17.36	FMV/HSF		24315

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	278040	278040	100%			1916LV/AC
OTHERFEAT	31000	31000	100%	00000000		
STRUCTURE	45420	45420	100%	-		TV/HSF
TOTAL	354460	354460	100%		0000%	SP/HSF
						APPRaised-VALUE: 354460