

+OWNERSHIP 31430 2024 1/04/2024
 RICK BOSTICS RENTAL & MH STORA
 CENTRAL AV MHP
 679 GOODMAN RD
 KINSTON NC 28504
 DEED: 1779 180

PROPERTY DESCRIPTION
 HWY 258 S HINES FIVE 4
 3158 HWY 258 SOUTH
 3158 HWY 258 SOUTH

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SOUTHWOOD FIRE

MAP NUMBER CARD NO
 45130034377 1
 RECORD NUMBER: 18384
 ROUTE 78000
 LISTER: LNLEGLISH 5012023
 REVIEW:

+6-+-17-+-+
 +6I6--17-H6
 1 :
 3 : 2
 +6-+ 1
 : 8 :
 +---30---+12+---41---+ +-20-G++
 : : : 3 :
 : : : 2 :
 2 : 5 : F4
 5 : : :
 : : A : -55
 +---30---C+-12B+-D---+41---+---26---+
 +-13-4

TOPO STREET UTILITY ZONING .480 ACRES NBHD
 0038

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%*	=LND-VALUE
1	13HBS-PAVED	.48AC	15000	1.53	1.00	1.00	22950 11016

LAND VALUE: 11016

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	GAS-PACK	LAMSHNGL	1.00STHT	
CONIWALL	BRICK	GAS-PACK		'WALL	
	BRICK	GAS-PACK		4 BDRM	1.00LFUF

RES - IMP C AYB 1976 EYB 1982
 DIMENSIONS: A-DU25DR41DD25DL41 B-DL12DU25DR12DD25 C-ML12DL30DU25DR30DD25 D-ML12MR16DR13DD4DL13DU4 E-MR4MR37DU33DR
 6DD8DR20DD25DL26 F-MR41MR26MU7DU5DR4DD5DL4 G-MU7MR67MU18ML2DL18DU8DL6DU13DR24DD21 H-MU25MR65MU21ML
 1DL17DU6DR17DD6 I-MU46MR64ML17DL6DU6DR6DD6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	1025	1.00	79.84	.8112		64.766	1025	1.00	66385				
	0111 GAS-PACK			2.00			2.000	1025		2050				
	0103 BRICK			3.00			3.000	1025		3075				
	2.00 FULL BTH			3000.00			3000.000			6000				
B	02 SEMI-FIN	300	1.00	34.97	.7290		25.493	300	1.00	7647				
	0211 GAS-PACK			2.00			2.000	300		600				
	0203 BRICK			3.00			3.000	300		900				
C	75 GAR FINE	750	1.00	29.97	.6990		20.949	750	1.00	15711				
D	81 PORCH	52	1.00	31.91	.8101		25.850	52	1.00	1344				
E	01 SINGLE F	698	1.00	79.84	.8112		64.766	698	1.00	45206				
	0111 GAS-PACK			2.00			2.000	698		1396				
	0103 BRICK			3.00			3.000	698		2094				
F	81 PORCH	20	1.00	31.91	.8101		25.850	20	1.00	517				
G	75 GAR FINE	456	1.00	29.97	.7735		23.181	456	1.00	10570				
H	77 UTILITY	102	1.00	27.50	1.0000		27.500	102	1.00	2805				
I	86 SHELTER-	36	1.00	7.50	1.0000		7.500	36	1.00	270				
	HSF:			2023.00			%COMP: 100			RPCN: 166570	1.00	166570	-.35-.01=	107189
							STRUCTURE VALUE:	82.33		OGRCN/HSF		52.98	FMV/HSF	107189

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	11016	11016	100%			11016
OTHERFEAT				00000000		22950LV/AC
STRUCTURE	107189	107189	100%	-		107189
TOTAL	118205	118205	100%		0000%	118205

APPRaised-VALUE: 118205