

+OWNERSHIP 1002145 2024 1/04/2024
 SM&K PROPERTIES LLC
 234 JESSIE T BRYAN RD
 KINSTON NC 28504
 DEED: 1911 303

PROPERTY DESCRIPTION
 750 TYREE RD
 750 TYREE RD
 750 TYREE RD

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER 450302684926
 RECORD NUMBER: 18471
 ROUTE 2111000
 LISTER: LNLEGLISH 5012023
 REVIEW:

CARD NO
 1

+-7---+
 6 :
 : 6
 +D-----+-----45-----+
 : :
 : :
 : : +-4+
 : : :
 : : 2 6
 : : 5B4+
 : :
 : :
 : :
 A :
 +-----+-----45+-----+
 C 4
 4--7---+

TOPO STREET UTILITY ZONING .450 ACRES NBHD
 0124

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	2A LOT	1.00LT	12000		1.00	1.00	12000

LAND VALUE: 12000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	01CDETGAR-F	1* 1	19.11			1	1.00	.01	3500
61	10CCARPORT	1* 1	10.00			1	1.00	.01	500

OTHER VALUE: 4000

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

RES - IMP D AYB 1963 EYB 1982 CS
 DIMENSIONS: A-DU25DR45DD25DL45 B-MR45MU11DR4DU6DL4DD6 C-MU11MR45ML20MD11DD4DR7DU4DL7 D-MR25ML25MU25DR7DU6DL7DD

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY =	COST	OG%	OG RCN	-DEPR% -CND% =	FMV
A	01 SINGLE F	1125	1.00	79.84	.8906		71.105	1125	1.00	79993				
	0110 HEATPUMP			2.00			2.000	1125		2250				
	0102 VINYL							1125						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	83 STOOP	24	1.00	14.32	.7695		11.019	24	1.00	264				
C	83 STOOP	28	1.00	14.32	.7695		11.019	28	1.00	308				
D	77 UTILITY	42	1.00	27.50	1.0000		27.500	42	1.00	1155				
			HSF:	1125.00			%COMP: 100			86970	.86	74794	-.35-	= 37921
			MKT	78.00			STRUCTURE VALUE:	66.48	OGRCN/HSF			33.70	FMV/HSF	37921

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	12000	12000	100%	WD		53921
OTHERFEAT	4000	4000	100%	03222021		26666LV/AC
STRUCTURE	37921	37921	100%	1911-303		TV/HSF
TOTAL	53921	53921	100%	30000	0179%	SP/HSF
						APPRaised-VALUE: 53921