

+OWNERSHIP 25267 2024 1/04/2024  
 KORNEGAY ELLIS GERALD  
 KORNEGAY CONNIE  
 1404 RED HILL RD  
 MT OLIVE NC 28365  
 DEED: 1783 67

PROPERTY DESCRIPTION  
 479 OLD ASPHALT RD  
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TAX SUBDIVISIONS  
 NEUSE  
 COUNTY/SOUTHWOOD FIRE

MAP NUMBER CARD NO  
 451402771453 1  
 RECORD NUMBER: 18618  
 ROUTE 2117000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

24+  
 +-422 4 G  
 +---H-120---+  
 : :2  
 : :4  
 : :F  
 1 :  
 4 :  
 6 :2  
 : :2  
 : :0  
 : :  
 +-40+ :  
 I : :  
 7 7 :4  
 4 4 :E  
 A B :  
 +40C+D--80---+

TOPO	STREET	UTILITY	ZONING	4.860 ACRES	NBHD
FLOODZNE			IB		0995

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%*	=LND-VALUE
1	8R LAND	4.86AC	2500	1.82	1.00	1.00	4550 22113

LAND VALUE: 22113

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	78CMETALCAR	1* 1	5.00			1	1.00	.01	500
61	50CCL-FENCE	1* 1	10.12			1	1.00	.01	1000

OTHER VALUE: 1500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
BRICK	METALPRE	HEATPUMP	METAL	1.00STHT	
SLAB	METALPRE	HEATPUMP		16'WALL	
				BDRM	

COMM - IMP C AYB 1968 EYB 1937 GFL  
 DIMENSIONS: A-DU74DR40DD74DL40 B-MR40DU74DL40DU146DR120DD220DL80 C-MR40ML8DD6DL28DU6DR28 D-MR32MR8DD12DR40DU12DL  
 40 E-MR40MR80MU20DR8DU24DL8DD24 F-MU20MR120MU156DR8DU24DL8DD24 G-MU176MR120MU44ML26DU40DL24DD40DR24 H-MU  
 220MR94ML52DU12DL42DD12DR42 I-MU220MR42ML42MD165DL5DD6DR5DU6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	31 OFC LCST	2960	1.00	64.71	.7312	1.09	51.573	2960 1.00	152656					
	3110 HEATPUMP			3.15			3.150	2960	9324					
	3117 METALPRE							2960						
B	47 WAREHOUSE	23440	1.00	28.42	.9370	1.04	27.694	23440 1.00	649147					
	4710 HEATPUMP			7.79			7.790	23440	182597					
	4717 METALPRE							23440						
C	84 WOOD DEC	168	1.00	23.27	.4957		11.534	168 1.00	1937					
D	80 CANOPY	480	1.00	10.00	1.0000		10.000	480 1.00	4800					
E	80 CANOPY	192	1.00	10.00	1.0000		10.000	192 1.00	1920					
F	80 CANOPY	192	1.00	10.00	1.0000		10.000	192 1.00	1920					
G	89 LOAD OPN	960	1.00	10.00	1.0000		10.000	960 1.00	9600					
H	80 CANOPY	504	1.00	10.00	1.0000		10.000	504 1.00	5040					
I	83 STOOP	30	1.00	14.32	.7695		11.019	30 1.00	330					
				HSF:	26400.00	%COMP: 100		RPCN:	1019271 1.00		1019271 - .80-	.36=		130468
				STRUCTURE VALUE:				38.60	OGRCN/HSF		4.94	FMV/HSF		130468

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	22113	22113	100%	WD		4550LV/AC
OTHERFEAT	1500	1500	100%	09012016		
STRUCTURE	130468	130468	100%	1783- 67		TV/HSF
TOTAL	154081	154081	100%	153000	0100%	SP/HSF

APPRAISED-VALUE: 154081