

+OWNERSHIP 1013264 2024 1/04/2024
 TAPIA LUIS ALBERTO RICO
 RODRIGUEZ LUCIA ACEVEDO
 217 SHERRY DRIVE
 KINSTON NC 28504
 DEED: 1914 130

PROPERTY DESCRIPTION
 HWY 58 SOUTH OFF

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SOUTHWOOD FIRE

MAP NUMBER 452301478664
 RECORD NUMBER: 18812
 ROUTE 1001000
 LISTER: LNLEGLISH 5012023
 REVIEW:

COMMUNITY CENTER DR

+-----70-----+		TOPO	STREET	UTILITY	ZONING	2.970 ACRES			NBHD
:	:	FLOODZNE	PRIVATE						0038
:	:		UNPAVED		NOTES:				
:	:	#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
3	3	1	15HBS-REAR	1.00AC	7500	1.00	1.00	1.00	7500
5	5	2	40HRESIDUAL (CLE	1.97AC	4000	1.00	1.00	.85	3400
:	:								
:	:								
:	:								
A	:	LAND VALUE:							14198
+-----+B-70-----+		#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
:	:			*					
7	:			*					
+--10--+				*					
				*					
				*					
				*					

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	CONBLOCK	FWA/CAC	COMP SHNG	1.00STHT	
SLAB				'WALL	
				BDRM	1.00LFUF

RES - IMP D AYB 1901 EYB 1942
 DIMENSIONS: A-DU35DR70DD35DL70 B-MR30DR10DD7DL10DU7

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	16 COMMERCI	2450	1.00	35.00	1.0000		35.000	2450	1.00	85750				
	1612 FWA/CAC			6.14			6.140	2450		15043				
	1609 CONBLOCK			2.50-			2.500-	2450		6125-				
B	83 STOOP	70	1.00	14.32	.7695		11.019	70	1.00	771				
			HSF:	2450.00			%COMP: 100			95439	.86	82077	-.75-	= 20520
							STRUCTURE VALUE:	33.50	OGRCN/HSF			8.37	FMV/HSF	20520

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	14198	14198	100%	WD		4780LV/AC
OTHERFEAT			%	04192021		
STRUCTURE	20520	20520	100%	1914-130		TV/HSF
TOTAL	34718	34718	100%	46000	0075%	SP/HSF
						APPRaised-VALUE: 34718