

+OWNERSHIP 30259
PIKE MICHAEL BRYAN

2024 1/04/2024

PROPERTY DESCRIPTION
HWY 258 SOUTH HINES 4
3071 HWY 258 SOUTH

TAX SUBDIVISIONS
NEUSE
COUNTY/SOUTHWOOD FIRE

MAP NUMBER
451300048235
RECORD NUMBER: 19626
ROUTE 5000
LISTER: LNLEGLISH 5012023
REVIEW:

508 BRECKENRIDGE LN
KINSTON NC 28504
DEED: 1920 433

-----47-----		-----6-----		TOPO	STREET	UTILITY	ZONING	.700 ACRES		NBHD	
:	:	7	:							0038	
:	:	:	:								
:	:	6	+	NOTES:							
:	:	:	:	#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
2	:	:	:	1	13HBS-PAVED	.70AC	15000	1.32	1.00	1.00	19800
5	:	:	:								13860
:	:	1	:								
:	:	8	:								
:	:	:	:								
A	:	C	:	LAND VALUE:							13860
-----41-----		-----12-----		#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
	D	:	:			*					
	6	:	6			*					
	+-----16-----					*					
						*					
						*					
						*					
						*					
						*					

RES - IMP D AYB 1978 EYB
DIMENSIONS: A-DU25DR47DD7DL6DD18DL41 B-MR47MU18DR6DU7DL6DD7 C-MU18MR47ML6MD18DU18DR12DD18DL12 D-MR41ML17DD6D
R16DU6DL16

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	1067	1.00	79.84	.8979		71.688	1067	1.00	76491				
	0102 ELECT-BB			.75			.750	1067		800				
	0103 BRICK			3.00			3.000	1067		3201				
	1.00 FULL BTH			3000.00			3000.000			3000				
B	78 UTILITYB	42	1.00	28.50	1.0000		28.500	42	1.00	1197				
C	79 CARPORT-	216	1.00	17.50	1.0000		17.500	216	1.00	3780				
D	81 PORCH	96	1.00	31.91	.7271		23.201	96	1.00	2227				
			HSF:	1067.00			%COMP: 100			90696	.86	77998	-.39-	= 47579
							STRUCTURE VALUE:	73.10	OGRCN/HSF			44.59	FMV/HSF	47579

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE	
LAND	13860	13860	100%	WD		19800LV/AC	61439
OTHERFEAT			%	06182021			
STRUCTURE	47579	47579	100%	1920-433		TV/HSF	
TOTAL	61439	61439	100%	40000	0153%	SP/HSF	
						APPRAISED-VALUE:	61439