

+OWNERSHIP 1015162
FENGs FARM LLC

2024 1/04/2024

PROPERTY DESCRIPTION
SR 1803 TRACTS 8/9
BREEDER HSES BLT/2011
KUANG FARMS

TAX SUBDIVISIONS
SAND HILL
COUNTY/WYSE FORK FIRE

MAP NUMBER
455500313392
RECORD NUMBER: 21310
ROUTE 32000
LISTER: LNLEGLISH 11212023
REVIEW: JT 1012012

1713 BRITISH RD
KINSTON NC 28501
DEED: 1934 821

1713 BRITISH RD

#	LAND CLASS	SIZE	BASERATE*	FRNT*	DEPTH*	ADJ	*	UNITS	=LND-VALUE	USE-CLASS	ACREAGE*	RATE	= USE-VALUE	
1	13GBS-PAVED	2.00AC	14000	1.00	1.00	1.00		14000	2.00	28000			28000	
2	17GCLEAR-AP	5.28AC	3000	1.00	1.00	1.00		3000	5.28	15840			15840	
3	17GCLEAR-AP	12.85AC	3000	1.00	1.00	1.00		3000	12.85	38550	C	12.85	750.00	9637
4	26CWOODLAND-AVER	16.30AC	700	1.00	1.00	1.00		700	16.30	11410	W	16.30	200.00	3260
5	34AWASTELAND	43.10AC	500	1.00	1.00	.75		375	43.10	16162			16162	
6	35APOND	1.25AC	1000	1.00	1.00	1.00		1000	1.25	1250			1250	
TOTALS										111212				74149

LAND VALUE: 111212
LAND USE VALUE: 74149

DEFERRED VALUE: 37063

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1713 BRITISH RD KINSTON NC 28501 DEED: 1934 821		1713 BRITISH RD			

+-----36-----+4--+		+-----22-----+		TOPO	STREET	UTILITY	ZONING	80.780	ACRES	NBHD	
NOTES:01 USE VALUE FOR 2015											
+-----15-----2--8--2		+-----22-----+		# LAND CLASS		SIZE	* RATE	*SIZ%*	DPT%*	ADJ%*	=LND-VALUE
A				1	13GBS-PAVED	2.00AC	14000	1.00	1.00	1.00	28000
				2	17GCLEAR-AP	5.28AC	3000	1.00	1.00	1.00	15840
2		6		3	17GCLEAR-AP	12.85AC	3000	1.00	1.00	1.00	38550
8				4	26CWOODLAND-AVER	16.30AC	700	1.00	1.00	1.00	11410
				5	34AWASTELAND	43.10AC	500	1.00	1.00	.75	16162
				6	35APOND	1.25AC	1000	1.00	1.00	1.00	1250
LAND VALUE: 111212											
+-----15-----2--8--2		+-----22-----+		# OTHER FEAT		SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
				60	41CMH-HK-UP	1* 1	2000.00			1	1.00
				61	14CMH-SW-PP	1* 1				1	1.00 .01
				62	17CFRM-BLDG	1* 1	15.00			1	1.00 .01
				63	15CMETAL-WF	1* 1	7.04			1	1.00 .01
				64	62CCH-BREED	500* 42	8.50			21000	1.00 .12
				65	62CCH-BREED	500* 42	8.50			21000	1.00 .12
				66	62CCH-BREED	500* 42	8.50			21000	1.00 .12
				67	62CCH-BREED	500* 42	8.50			21000	1.00 .12
OTHER VALUE: 634320											
FNDATION XTRFNISH HEAT&AIR ROOFMTRL SIZE/OTY DPRT:DEPR - RESIDENTIAL - STD											
CONC-BLK VINYL HEATPUMP COMPSHNG 2.00STHT											
CONIWALL VINYL HEATPUMP 'WALL											
3 BDRM 1.00LFUF											
AGR - IMP C AYB 2011 EYB											
DIMENSIONS: A-DU28DR36DD26DL21DD2DL15 B-MR15MU2DR8DD2DL8DU2 C-MU2MR15MR21MU4DU22DR22DD22DL22 D-MU6MR36MU22ML											
10DL4DU4DR4DD4											

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV	
A	01 SINGLE F	966	2.00	79.84	.8029		64.103	1932	.95	117653					
	0110 HEATPUMP			2.00			2.000	966		1932					
	0102 VINYL							966							
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 HALF BTH			1800.00			1800.000			1800					
B	83 STOOP	16	1.00	14.32	1.0000		14.320	16	1.00	229					
C	75 GAR FINF	484	1.00	29.97	.7735		23.181	484	1.00	11219					
D	84 WOOD DEC	16	1.00	23.27	.8281		19.269	16	1.00	308					
E	03 LIV AREA	284	1.00	52.06	.7241		37.696	284	1.00	10705					
	0310 HEATPUMP			2.00			2.000	284		568					
	0302 VINYL			.35			.350	284		99					
HSF:				2216.00	%COMP: 100				RPCN:	150514	1.00	150514	-.06-	=	141484
STRUCTURE VALUE:					67.92				OGRCN/HSF			63.84	FMV/HSF		141484

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	111212	111212	100%	WD		887016
OTHERFEAT	634320	634320	100%	11012021		
STRUCTURE	141484	141484	100%	1934-821		
TOTAL	887016	887016	100%	1900000	0046%	
						1376LV/AC
						TV/HSF
						SP/HSF
APPRaised-VALUE:						887016