

+OWNERSHIP 1009171
EOH FARMS LLC

2024 1/04/2024

PROPERTY DESCRIPTION
SR 1803
1900/1909 JESSE GRANT RD
MULTIPLE ADDRESS POINTS

TAX SUBDIVISIONS
SAND HILL
COUNTY/SAND HILL FIRE

MAP NUMBER
456700186663
RECORD NUMBER: 21514
ROUTE 6000
LISTER: LNLEGLISH 5012023
CARD NO
1
REVIEW:

P.O. BOX 1416
KINSTON NC 28503
DEED: 1858 15

1909 JESSE GRANT RD

| # | LAND CLASS | SIZE | BASERATE* | FRNT* | DEPTH* | ADJ | * | UNITS | =LND-VALUE | USE-CLASS | ACREAGE* | RATE | = USE-VALUE | |
|--------|------------------|---------|-----------|-------|--------|------|---|-------|------------|-----------|----------|-------|-------------|-------|
| 1 | 14GBS-DIRT | 1.00AC | 11900 | 1.00 | 1.00 | 1.00 | | 11900 | 1.00 | 11900 | | | 11900 | |
| 2 | 20GCLEAR-AD | 35.00AC | 2550 | 1.00 | 1.00 | 1.00 | | 2550 | 35.00 | 89250 | C CLEAR | 35.00 | 750.00 | 26250 |
| 3 | 29CWOODLAND-AVER | 61.30AC | 595 | 1.00 | 1.00 | 1.00 | | 595 | 61.30 | 36473 | W WOODED | 61.30 | 200.00 | 12260 |
| 4 | 14GBS-DIRT | 1.00AC | 11900 | 1.00 | 1.00 | 1.00 | | 11900 | 1.00 | 11900 | | | 11900 | |
| TOTALS | | | | | | | | | | 149523 | | | 62310 | 62310 |

LAND VALUE: 149523
LAND USE VALUE: 62310

DEFERRED VALUE: 87213

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1909 JESSE GRANT RD

P.O. BOX 1416
KINSTON NC 28503
DEED: 1858 15
+----16----+
: :
: :
: :
2 :
4 :
: :
: 4
+-8--+-8--+ 6
6 6 :
+C-8+ :
: :
1 :
6 :
A :
+-----32-----+
B :
7 7 :
+-----24-----+

TOPO STREET UTILITY ZONING 98.300 ACRES NBHD
PRIVATE 0026

NOTES:

| # | LAND CLASS | SIZE | *RATE | *SIZ% | *DPT% | *ADJ% | =LND-VALUE |
|---|------------------|---------|-------|-------|-------|-------|------------|
| 1 | 14GBS-DIRT | 1.00AC | 11900 | 1.00 | 1.00 | 1.00 | 11900 |
| 2 | 20GCLEAR-AD | 35.00AC | 2550 | 1.00 | 1.00 | 1.00 | 89250 |
| 3 | 29CWOODLAND-AVER | 61.30AC | 595 | 1.00 | 1.00 | 1.00 | 36473 |
| 4 | 14GBS-DIRT | 1.00AC | 11900 | 1.00 | 1.00 | 1.00 | 11900 |

LAND VALUE: 149523

| # | OTHER FEAT | SIZE | BASERATE | *SIZ%* | ADJRATE* | UNITS | *OGR%* | -COND%* | OFB-VALU |
|----|-------------|------|----------|--------|----------|-------|--------|---------|----------|
| 60 | 21CBLDGS-NV | 1* | 1 | | | 1 | 1.00 | .01 | |
| | | * | | | | | | | |
| | | * | | | | | | | |
| | | * | | | | | | | |
| | | * | | | | | | | |
| | | * | | | | | | | |

OTHER VALUE:

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - RESIDENTIAL - STD |
|----------|----------|----------|----------|----------|-------------------------------|
| CONC-BLK | ASBESTOS | SPACEHTR | COMPSHNG | 1.00STHT | |
| CONIWALL | | | | 'WALL | |
| | | | | 2 BDRM | 1.00LFUF |

AGR - IMP E AYB 1940 EYB 1937
DIMENSIONS: A-DU16DR8DU6DR8DU24DR16DD46DL32 B-MR4DD7DR24DU7DL24 C-MR4ML4MU16DR8DU6DL8DD6

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%* | ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR%* | -CND%* | FMV |
|---|---------------|-----------|------|----------|--------|---------|------------------|-------|-------|-------|-----------|--------|---------|---------|-------|
| A | 01 SINGLE F | 1040 | 1.00 | 79.84 | .9052 | | 72.271 | 1040 | 1.00 | 75161 | | | | | |
| | 0106 SPACEHTR | | | | | | | 1040 | | | | | | | |
| | 0115 ASBESTOS | | | 1.00- | | | 1.000- | 1040 | | 1040- | | | | | |
| | 1.00 FULL BTH | | | 3000.00 | | | 3000.000 | | | 3000 | | | | | |
| B | 81 PORCH | 168 | 1.00 | 31.91 | .6658 | | 21.245 | 168 | 1.00 | 3569 | | | | | |
| C | 81 PORCH | 48 | 1.00 | 31.91 | .8101 | | 25.850 | 48 | 1.00 | 1240 | | | | | |
| | | | HSF: | 1040.00 | | | %COMP: 100 | | RPCN: | 81930 | .76 | 62266 | -.80- | = | 12454 |
| | | | | | | | STRUCTURE VALUE: | | | 59.87 | OGRCN/HSF | | 11.97 | FMV/HSF | 12454 |

