

+OWNERSHIP 1015875 2024 1/04/2024
 UTLEY PAUL CLAY II
 UTLEY LINDSAY KING
 2186 GRAY TILGHMAN RD
 KINSTON NC 28501
 DEED: 1950 713

PROPERTY DESCRIPTION
 SR 1820
 990 CASWELL STATION RD
 990 CASWELL STATION RD

TAX SUBDIVISIONS
 SAND HILL
 COUNTY/WYSE FORK FIRE

MAP NUMBER CARD NO
 454401265495 1
 RECORD NUMBER: 21528
 ROUTE 1061000
 LISTER: LNLHOLLO 12052023
 REVIEW: LH 11302023

#	LAND CLASS	SIZE	BASERATE*	FRNT*	DEPTH*	ADJ	*	UNITS	=LND-VALUE	USE-CLASS	ACREAGE*	RATE	= USE-VALUE	
1	17GCLEAR-AP	32.68AC	3000	1.00	1.00	1.00		3000	32.68	98040	C CLEAR	32.68	750.00	24510
2	26CWOODLAND-AVER	34.35AC	700	1.00	1.00	1.00		700	34.35	24045	W WOODED	34.35	200.00	6870
3	13GBS-PAVED	1.00AC	14000	1.00	1.00	1.00		14000	1.00	14000				14000
TOTALS														
LAND VALUE:									136085					
LAND USE VALUE:									45380					
DEFERRED VALUE:									90705					

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+----24----+
:           :
:           :
2           :D-----35-----+
7           1-----1
:           2-----2
:           3-----35-----+
+B-----24----+
:           1-----2
:           2-----4+
3           1-----1
2           5-----5
:           :
:           +4+
A           8-----8
+-----59-----+
C           :
8           8
+-----34-----+
  
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TOPO	STREET	UTILITY	ZONING	68.030	ACRES	NBHD
						0026

NOTES:01 ADDED UV FOR 2009

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	17GCLEAR-AP	32.68AC	3000	1.00	1.00	1.00	98040
2	26CWOODLAND-AVER	34.35AC	700	1.00	1.00	1.00	24045
3	13GBS-PAVED	1.00AC	14000	1.00	1.00	1.00	14000

LAND VALUE: 136085

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%	-COND%*	OFB-VALU
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	HEATPUMP	COMP SHNG	1.00STHT 'WALL 3 BDRM	

AGR - IMP C+10 AYB 2023 EYB
 DIMENSIONS: A-DU32DR24DU3DR35DD12DR4DD15DL4DD8DL59 B-MU32DR24DU27DL24DD27 C-MR12DD8DR34DU8DL34 D-MU59MR24MD12DR
 35DD12DL35DU12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	2053	1.00	79.84	.8112		64.766	2053		132964					
	0810 HEATPUMP			2.00			2.000	2053		4106					
	0102 VINYL							2053							
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 FP			3000.00			3000.000			3000					
	1.00 HALF BTH			1800.00			1800.000			1800					
	53.00 DBLPITCH														
B	75 GAR FINF	648		29.97	.7190		21.548	648		13963					
C	81 PORCH	272		31.91	.6654		21.232	272		5775					
D	81 PORCH	420		31.91	.6643		21.197	420		8902					
	HSF:			2053.00			%COMP: 50								
	STRUCTURE VALUE:							47.28		88255	1.10	97080	-	-	= 97080
										47.28	OGRCN/HSF		47.28	FMV/HSF	97080

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	136085	122785	110%	WD		2000LV/AC
OTHERFEAT			%	03282022		
STRUCTURE	97080		%	1950-713		TV/HSF
TOTAL	233165	122785	189%	196000	0118%	SP/HSF
						APPRaised-VALUE: 233165