

+OWNERSHIP 1004809 2024 1/04/2024
 VILLAGRA JOVANNI CESAR
 VILLAGRA AMY SWINSON
 3237 HWY 55 E
 KINSTON NC 28501
 DEED: 1821 399

PROPERTY DESCRIPTION
 HWY 55 EAST
 3237 HWY 55 EAST
 3237 HWY 55 EAST

TAX SUBDIVISIONS
 SAND HILL
 COUNTY/SAND HILL FIRE

MAP NUMBER CARD NO
 455600948354 1
 RECORD NUMBER: 21535
 ROUTE 45000
 LISTER: LNLEGLISH 5012023
 REVIEW:

#	LAND CLASS	SIZE	BASERATE*	FRNT*	DEPTH*	ADJ	*	UNITS	=LND-VALUE	USE-CLASS	ACREAGE*	RATE	= USE-VALUE
1	13GBS-PAVED	1.00AC	14000	1.00	1.00	1.00		14000	14000				14000
2	17GCLEAR-AP	11.62AC	3000	1.32	1.00	1.00		3960	46015	C CLEAR	11.62	750.00	8715
3	26CWOODLAND-AVER	4.08AC	700	2.18	1.00	1.00		1526	6226	W WOODED	4.08	200.00	816
4	17GCLEAR-AP	2.50AC	3000	1.32	1.00	1.00		3960	9900				9900
TOTALS									76141				33431
LAND VALUE:		76141											
LAND USE VALUE:		33431											
DEFERRED VALUE:		42710											

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 CARD NO 1

+-----32-----+
 2 :
 2 :
 : +-118 2
 +D---32-E---+
 : 1
 : 1
 3 +-6+
 0 :
 : 1
 : 9
 : :
 :C-----38-----+
 6 1
 A 6
 +B-----40-----+
 : 9
 9 :
 +-----40-----+

TOPO STREET UTILITY ZONING 19.200 ACRES NBHD
 0026

NOTES:01 ADJ LAND CLASSES FOR 2018

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	13GBS-PAVED	1.00AC	14000	1.00	1.00	1.00	14000
2	17GCLEAR-AP	11.62AC	3000	1.32	1.00	1.00	3960
3	26CWOODLAND-AVER	4.08AC	700	2.18	1.00	1.00	1526
4	17GCLEAR-AP	2.50AC	3000	1.32	1.00	1.00	3960

LAND VALUE: 76141

#	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	VINYL	GAS-PACK	COMPSHNG	2.00STHT	
CONIWALL	VINYL	GAS-PACK		'WALL	
				4 BDRM	1.00LFUF

AGR - IMP C AYB 1901 EYB 1962
 DIMENSIONS: A-DU16DR40DD16DL40 B-DR40DD9DL40DU9 C-MU16MR2DR38DU19DL6DU11DL32DD30 D-MU16MR2MU30DR16DU8DR11DD8
 DR5DU22DL32DD22 E-MU46MR2MR16DR11DU8DL11DD8

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*-CND%*	FMV
A	01 SINGLE F	640	2.00	79.84	.7987		63.768	1280	.95	77541				
	0111 GAS-PACK			2.00			2.000	640		1280				
	0102 VINYL							640						
	2.00 FULL BTH			3000.00			3000.000			6000				
B	81 PORCH	360	1.00	31.91	.6646		21.207	360	1.00	7634				
C	01 SINGLE F	1074	1.00	79.84	.7987		63.768	1074	1.00	68486				
	0111 GAS-PACK			2.00			2.000	1074		2148				
	0102 VINYL							1074						
D	79 CARPORT-	616	1.00	17.50	1.0000		17.500	616	1.00	10780				
E	81 PORCH	88	1.00	31.91	.7271		23.201	88	1.00	2041				
			HSF:	2354.00			%COMP: 100			RPCN: 175910	1.00	175910	-.55-	= 79160
							STRUCTURE VALUE:	74.72		OGRCN/HSF		33.62	FMV/HSF	79160

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	76141	76141	100%			155301
OTHERFEAT			%	00000000		3965LV/AC
STRUCTURE	79160	79160	100%	-		TV/HSF
TOTAL	155301	155301	100%		0000%	SP/HSF

APPRAISED-VALUE: 155301