

+OWNERSHIP 25147  
 KNOTT H GRAHAM JR &  
 JOHNSON FRANKIE KNOTT  
 PO BOX 506  
 KINSTON NC 28502  
 DEED: 1738 830

2024 1/04/2024

PROPERTY DESCRIPTION  
 HWY 70 LTS 10/11/12  
 SALE INC RN22505 &  
 18&69/100AC IN JONES CO  
 2142 HWY 70 EAST

TAX SUBDIVISIONS  
 SOUTH WEST  
 COUNTY/WYSE FORK FIRE

MAP NUMBER 453404914035  
 RECORD NUMBER: 22504  
 ROUTE 4018000  
 LISTER: LNLEGLISH 5012023  
 CARD NO 1  
 REVIEW:

#	LAND CLASS	SIZE	BASERATE*	FRNT*	DEPTH*	ADJ	*	UNITS	=LND-VALUE	USE-CLASS	ACREAGE*	RATE	= USE-VALUE
1	13HBS-PAVED	2.00AC	15000	1.00	1.00	1.00		15000	2.00	30000			30000
2	17HCLEAR-AP	.75AC	3200	1.00	1.00	1.00		3200	.75	2400			2400
3	17HCLEAR-AP	87.91AC	3200	1.00	1.00	1.00		3200	87.91	281312	C	750.00	65932
4	26CWOODLAND-AVER	12.50AC	700	1.00	1.00	1.00		700	12.50	8750	W	200.00	2500
5	34AWASTELAND	1.83AC	500	1.00	1.00	.75		375	1.83	686	8	50.00	91
6	35APOND	.40AC	1000	1.00	1.00	1.00		1000	.40	400			400
TOTALS										323548			101323

LAND VALUE: 323548  
 LAND USE VALUE: 101323

DEFERRED VALUE: 222225

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 SALE INC RN22505 &  
 18&69/100AC IN JONES CO  
 2142 HWY 70 EAST

TAX SUBDIVISIONS  
 SOUTH WEST  
 COUNTY/WYSE FORK FIRE

MAP NUMBER CARD NO  
 453404914035 1  
 RECORD NUMBER: 22504  
 ROUTE 4018000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

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+-10-+
D 7
+-----+29-+-----+
1
0
+4+
:
:
:
:
+-8-3
:
1
5
:
+8CA
:
+-----+33+-----+
B 4
4-8-+
  
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TOPO STREET UTILITY ZONING 105.390 ACRES NBHD 0004

NOTES:01 ACS ADJ PER MB1/106  
 01 FOR 2015

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13HBS-PAVED	2.00AC	15000	1.00	1.00	1.00	30000
2	17HCLEAR-AP	.75AC	3200	1.00	1.00	1.00	2400
3	17HCLEAR-AP	87.91AC	3200	1.00	1.00	1.00	281312
4	26CWOODLAND-AVER	12.50AC	700	1.00	1.00	1.00	8750
5	34AWASTELAND	1.83AC	500	1.00	1.00	.75	686
6	35APOND	.40AC	1000	1.00	1.00	1.00	400

LAND VALUE: 323548

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%	-COND%*	OFB-VALU
60	22CSHOP/GAR	1* 1	10.00			1	1.00	.01	6500
61	20CSTRGSHLT	1* 1	12.50			1	1.00	.01	4500
62	24CSHELTER	1* 1	8.00			1	1.00	.01	5000
63	24CSHELTER	1* 1	8.00			1	1.00	.01	3500
64	24CSHELTER	1* 1	8.00			1	1.00	.01	4000
65	83COFFICE	1* 1	40.00			1	1.00	.01	5000

OTHER VALUE: 28500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	FWA/CAC	LAMSHNGL	1.25STHT	
CONIWALL	VINYL	FWA/CAC		'WALL	
				4 BDRM	1.00LFUF

RES - IMP C AYB 1939 EYB 1987  
 DIMENSIONS: A-DU35DR4DU10DR29DD45DL33 B-MR12DD4DR8DU4DL8 C-MR12ML12MU3DL8DU15DR8DD15 D-MU3MR14MU42DU7DR10DD7DL  
 10 E-MU45MR14MR19MD31DU21DR14DD21DL14 F-MU14MR33MR14DU14DR6DD14DL6 G-MU14MR47MR6MD10DR24DU24DL24D  
 D24 H-MU4MR53MU24ML6DU7DR9DD7DL9

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1445	1.25	79.84	.8091		64.598	1806	.95	110830					
	0112 FWA/CAC			2.00			2.000	1445		2890					
	0102 VINYL							1445							
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 FP			3000.00			3000.000			3000					
B	81 PORCH	32	1.00	31.91	.8101		25.850	32	1.00	827					
C	81 PORCH	120	1.00	31.91	.6921		22.084	120	1.00	2650					
D	77 UTILITY	70	1.00	27.50	1.0000		27.500	70	1.00	1925					
E	01 SINGLE F	294	1.00	79.84	.8091		64.598	294	1.00	18991					
	0112 FWA/CAC			2.00			2.000	294		588					
	0102 VINYL							294							
F	81 PORCH	84	1.00	31.91	.7271		23.201	84	1.00	1948					
G	75 GAR FINF	576	1.00	29.97	.7290		21.848	576	1.00	12584					
H	81 PORCH	63	1.00	31.91	.7271		23.201	63	1.00	1461					
			HSF:	2100.00			%COMP: 100								
							STRUCTURE VALUE:			77.94	OGRCN/HSF				
										163694	1.00	163694	-.30-	=	114586
												54.56	FMV/HSF		114586

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2024 1/04/2024

PROPERTY DESCRIPTION  
 HWY 70 LTS 10/11/12  
 SALE INC RN22505 &  
 18&69/100AC IN JONES CO  
 134 BRITISH RD

TAX SUBDIVISIONS  
 SOUTH WEST  
 COUNTY/WYSE FORK FIRE

MAP NUMBER  
 453404914035  
 RECORD NUMBER: 22504  
 ROUTE 4018000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

CARD NO  
 2

```

+---18---+
1         1
6         6
C         :
+-12---+10-+
:         1   1
1         2   0
7         +D---20---+
:         :
+-12---+
:         :
2         3
3         0
:         :
A         :
+-12-2
+---+---32---+---+
B         6
6--18---+
  
```

TOPO STREET UTILITY ZONING 105.390 ACRES NBHD 0004

NOTES:

# LAND CLASS SIZE \* RATE \*SIZ%\*DPT%\*ADJ% =LND-VALUE

LAND VALUE: 323548

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

OTHER VALUE: 28500

FNDATION XTRFNISH HEAT&AIR ROOFMTRL SIZE/QTY DPRT:DEPR - RESIDENTIAL - STD  
 BRICK VINYL FWA/CAC METAL 1.00STHT  
 CONIWALL 'WALL 3 BDRM 1.00LFUF

RES - IMP C AYB 1901 EYB 1982  
 DIMENSIONS: A-DU23DR12DU17DR12DD12DR20DD30DL32DU2DL12 B-MR12MD2MR7DD6DR18DU6DL18 C-MD2MR19ML7MU2ML12MU23MR12MU

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1380	1.00	79.84	.8595		68.622	1380	1.00	94698				
	0112 FWA/CAC			2.00			2.000	1380		2760				
	0102 VINYL							1380						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	108	1.00	31.91	.7271		23.201	108	1.00	2505				
C	80 CANOPY	288	1.00	10.00	1.0000		10.000	288	1.00	2880				
D	82 PORCH-EN	100	1.00	66.03	.5837		38.541	100	1.00	3854				
	HSF:			1380.00		%COMP: 100			RPCN:	109697	1.00	109697	-.35-	71304
	STRUCTURE VALUE:							79.49	QGRCN/HSF			51.66	FMV/HSF	71304

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	323548	323548	100%			3070LV/AC
OTHERFEAT	28500	28500	100%	00000000		
STRUCTURE	185890	185890	100%	-		TV/HSF
TOTAL	537938	537938	100%		0000%	SP/HSF

APPRAISED-VALUE: 537938