

+OWNERSHIP 11501 2024 1/04/2024
 BASTO JOSEPH THOMAS

PROPERTY DESCRIPTION
 SR 1732 LOT 4 HEATH
 2972 WALLACE FAMILY RD

TAX SUBDIVISIONS
 VANCE
 COUNTY/HUGO FIRE

MAP NUMBER CARD NO
 453703334787 1
 RECORD NUMBER: 23828
 ROUTE 3006000
 LISTER: LNLGLISH 5012023
 REVIEW:

2972 WALLACE FAMILY RD
 KINSTON NC 28501
 DEED: 1711 791

2972 WALLACE FAMILY RD

```

+-----54-----+
:
:
:
2
4
:
A
+---16--B-6--+ +---12--C-9--+
  5 6 4 D
+--7+-----20----+ 5-----22-----+
  
```

| TOPO | STREET | UTILITY | ZONING | 2.740 ACRES | NBHD |
|------|--------|---------|--------|-------------|------|
| | | | | | 0071 |

NOTES:

| # | LAND CLASS | SIZE | * RATE | *SIZ%* | DPT%* | ADJ% | =LND-VALUE |
|---|------------------|--------|--------|--------|-------|------|------------|
| 1 | 13IBS-PAVED | 1.00AC | 16000 | 1.00 | 1.00 | 1.00 | 16000 |
| 2 | 41CRESIDUAL (WOO | 1.74AC | 2500 | 1.00 | 1.00 | 1.00 | 4350 |

LAND VALUE: 20350

| # | OTHER FEAT | SIZE | BASERATE* | SIZ%* | ADJRATE* | UNITS | *OGR%* | COND%* | OFB-VALU |
|----|-------------|------|-----------|-------|----------|-------|--------|--------|----------|
| 60 | 01CDETGAR-F | 1* | 19.11 | 1 | | 1 | 1.00 | .01 | 2000 |
| | | * | | | | | | | |
| | | * | | | | | | | |
| | | * | | | | | | | |
| | | * | | | | | | | |
| | | * | | | | | | | |
| | | * | | | | | | | |

OTHER VALUE: 2000

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - RESIDENTIAL - STD |
|----------|----------|----------|----------|----------|-------------------------------|
| BRICK | BRICK | GAS-PACK | COMPSHNG | 1.00STHT | |
| CONIWALL | BRICK | GAS-PACK | | 'WALL | |
| | | | | 3 BDRM | 1.00LFUF |

RES - IMP C AYB 1956 EYB 1982
 DIMENSIONS: A-DU24DR54DD25DL12DD4DL20DU6DL6DD1DL16 B-MR16DU1DR6DD6DL7DU5DR1 C-MR16MR38DD1DR9DU14DL9DD13 D-M
 R54MR9DD5DR22DU22DL22DD17

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%* | ADJRATE* | AREA* | %STY= | COST | OG% | OG RCN | -DEPR%* | -CND%* | FMV |
|---|---------------|-----------|------|--------------|--------|---------|------------------|-------|-------|--------------|------|--------|---------|--------|-------|
| A | 01 SINGLE F | 1402 | 1.00 | 79.84 | .8177 | | 65.285 | 1402 | 1.00 | 91529 | | | | | |
| | 0111 GAS-PACK | | | 2.00 | | | 2.000 | 1402 | | 2804 | | | | | |
| | 0103 BRICK | | | 3.00 | | | 3.000 | 1402 | | 4206 | | | | | |
| | 1.00 FULL BTH | | | 3000.00 | | | 3000.000 | | | 3000 | | | | | |
| | 2.00 FP | | | 3000.00 | | | 3000.000 | | | 6000 | | | | | |
| B | 83 STOOP | 41 | 1.00 | 14.32 | .7695 | | 11.019 | 41 | 1.00 | 451 | | | | | |
| C | 82 PORCH-EN | 126 | 1.00 | 66.03 | .5209 | | 34.395 | 126 | 1.00 | 4333 | | | | | |
| D | 01 SINGLE F | 484 | 1.00 | 79.84 | .8177 | | 65.285 | 484 | 1.00 | 31597 | | | | | |
| | 0111 GAS-PACK | | | 2.00 | | | 2.000 | 484 | | 968 | | | | | |
| | 0103 BRICK | | | 3.00 | | | 3.000 | 484 | | 1452 | | | | | |
| | | | | HSF: 1886.00 | | | %COMP: 100 | | | RPCN: 146340 | 1.00 | 146340 | -.35- | = | 90364 |
| | | | | MKT 95.00 | | | STRUCTURE VALUE: | 77.59 | | OGRCN/HSF | | 47.91 | FMV/HSF | | 90364 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|--------|-----------|------|------------|-------|-------------------------|
| LAND | 20350 | 20350 | 100% | UNK | | 7427LV/AC |
| OTHERFEAT | 2000 | 2000 | 100% | 02032014 | | |
| STRUCTURE | 90364 | 90364 | 100% | 1711 -0791 | | TV/HSF |
| TOTAL | 112714 | 112714 | 100% | 85000 | 0132% | SP/HSF |
| | | | | | | APPRaised-VALUE: 112714 |