

+OWNERSHIP 1013201 2024 1/04/2024
 P2NC LLC
 414 N QUEEN STREET
 KINSTON NC 28501
 DEED: 1912 423

PROPERTY DESCRIPTION
 SR 1732 7 & 8 HEATH
 2942 WALLACE FAMILY RD
 2942 WALLACE FAMILY RD

TAX SUBDIVISIONS
 VANCE
 COUNTY/HUGO FIRE

MAP NUMBER 453703335486
 CARD NO 1
 RECORD NUMBER: 24124
 ROUTE 3008000
 LISTER: LNLGLISH 5012023
 REVIEW:

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+-----14-----+
:                :
1                1
2                2
+-----36-----+
:                :
: +C-----14-----+
:                :
:                :
:                :
2                2
8                2
:                6
:                6
:                :
:                :
A                :
+-----+ -36-----+B-----14-----+
D                4
4-6-+
  
```

TOPO STREET UTILITY ZONING 1.440 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	40HRESIDUAL (CLE	.44AC	4000	1.00	1.00	1.00	1760

LAND VALUE: 17760

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	14CMH-SW-PP	1* 1				1	1.00	.01	
61	41CMH-HK-UP	1* 1	2000.00			1	1.00		2000
62	17CFRM-BLDG	1* 1	15.00			1	1.00	.01	500
63	10CCARPORT	1* 1	10.00			1	1.00	.01	500

OTHER VALUE: 3000

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

RES - IMP C AYB 1955 EYB 1982
 DIMENSIONS: A-DU28DR36DD28DL36 B-MR36MU1DR14DU26DL14DD26 C-MU1MR36MU26DR14DU12DL14DD12 D-MU27MR36MU1ML36MD28M
 R14DD4DR6DU4DL6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1008	1.00	79.84	.8595		68.622	1008	1.00	69170				
	0112 FWA/CAC			2.00			2.000	1008		2016				
	0102 VINYL							1008						
	1.00 FULL BTH			3000.00			3000.000			3000				
	1.00 FP			3000.00			3000.000			3000				
B	02 SEMI-FIN	364	1.00	34.97	.7314		25.577	364	1.00	9310				
	0212 FWA/CAC			2.00			2.000	364		728				
	0202 VINYL			1.00			1.000	364		364				
C	88 CONCRETE	168	1.00	4.25	.9796		4.163	168	1.00	699				
D	83 STOOP	24	1.00	14.32	.7695		11.019	24	1.00	264				
			HSF:	1372.00			%COMP: 100			RPCN: 88551	1.00	88551	-.35-	= 54681
			MKT	95.00			STRUCTURE VALUE:	64.54		OGRCN/HSF		39.85	FMV/HSF	54681

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	17760	17760	100%	WD		12333LV/AC
OTHERFEAT	3000	3000	100%	04012021		
STRUCTURE	54681	54681	100%	1912-423		TV/HSF
TOTAL	75441	75441	100%	70000	0107%	SP/HSF

APPRAISED-VALUE: 75441