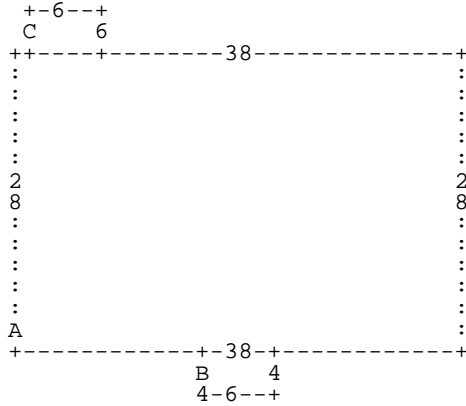


+OWNERSHIP 1011141 2024 1/04/2024
P&C TEAM PROPERTIES LLC
1609 DUBOSE DRIVE
KINSTON NC 28504
DEED: 1879 441

PROPERTY DESCRIPTION
3420 HWY 258 NORTH
3420 HWY 258 NORTH
3420 HWY 258 NORTH

TAX SUBDIVISIONS
FALLING CREEK
COUNTY/NORTH LENIOR FIRE

MAP NUMBER 359700972113
RECORD NUMBER: 2483
ROUTE 48000
LISTER: LNLEGLISH 5012023
CARD NO 1



| | | | | | |
|------|--------|---------|--------|------------|------|
| TOPO | STREET | UTILITY | ZONING | .910 ACRES | NBHD |
| | | | | | 0073 |

NOTES:

| # | LAND CLASS | SIZE | *RATE | *SIZ* | *DPT* | *ADJ% | =LND-VALUE |
|---|-------------|-------|-------|-------|-------|-------|-------------|
| 1 | 13MBS-PAVED | .91AC | 20000 | 1.07 | 1.00 | 1.00 | 21400 19474 |

LAND VALUE:

| # | 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 |
|----------|----------|----------|-----------|----------|-------------------------------|
| BRICK | BRICK | SPACEHTR | COMP SHNG | 1.00STHT | |
| CONIWALL | | | | 3 BDRM | 1.00LFUF |

RES - IMP D AYB 1955 EYB 1977
DIMENSIONS: A-DU28DR38DD28DL38 B-MR16DD4DR6DU4DL6 C-MR16ML15MU28DU6DR6DD6DL6

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%* | ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR%-CND%= | FMV |
|---|---------------|-----------|------|----------|--------|---------|------------------|-------|-------|-------|-----------|--------|--------------|---------|
| A | 01 SINGLE F | 1064 | 1.00 | 79.84 | .8979 | | 71.688 | 1064 | 1.00 | 76276 | | | | |
| | 0106 SPACEHTR | | | | | | | 1064 | | | | | | |
| | 0103 BRICK | | | 3.00 | | | 3.000 | 1064 | | 3192 | | | | |
| | 1.00 FULL BTH | | | 3000.00 | | | 3000.000 | | | 3000 | | | | |
| | 1.00 FP | | | 3000.00 | | | 3000.000 | | | 3000 | | | | |
| B | 83 STOOP | 24 | 1.00 | 14.32 | .7695 | | 11.019 | 24 | 1.00 | 264 | | | | |
| C | 82 PORCH-EN | 36 | 1.00 | 66.03 | .6651 | | 43.916 | 36 | 1.00 | 1580 | | | | |
| | HSF: | | | 1064.00 | | | %COMP: 100 | | | 87312 | .86 | 75088 | -.40- | = 40547 |
| | MKT | | | 90.00 | | | STRUCTURE VALUE: | | | 70.57 | OGRCN/HSF | 38.10 | FMV/HSF | 40547 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|-------|-----------|------|----------|-------|-------------|
| LAND | 19474 | 19474 | 100% | WD | | 60021 |
| OTHERFEAT | | | | 03202020 | | |
| STRUCTURE | 40547 | 40547 | 100% | 1879-441 | | |
| TOTAL | 60021 | 60021 | 100% | 30000 | 0200% | |

APPRaised-VALUE: 60021