

+OWNERSHIP 1013483
 SPENCE RAY SCOTT
 SPENCE MICHELLE G
 1045 TAYLOR SPENCE RD
 KINSTON NC 28504
 DEED: 1916 662

2024 1/04/2024

PROPERTY DESCRIPTION
 SR 1541 PT LOT 2
 1339 INSTITUTE RD
 1339 INSTITUTE RD

TAX SUBDIVISIONS
 VANCE
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER
 450800629931
 RECORD NUMBER: 25032
 ROUTE 195000
 LISTER: LNLEGLISH 5012023
 REVIEW:

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+---10---+
1      :
2      :
:      :
+-----24---+
:      :
:      :
:      :
:      :
3      :
2      :
:      :
:      :
:      :
:      :
+-----24-----+

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TOPO	STREET	UTILITY	ZONING	.360 ACRES	NBHD 0071
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NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	13IBS-PAVED	.36AC	16000	1.73	1.00	1.00	27678 9964

LAND VALUE: 9964

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
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OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONC-BLK	VINYL	FWA/CAC	COMPSHNG	1.00STHT 9'WALL BDRM	

COMM - IMP D AYB 1979 EYB 1988
 DIMENSIONS: A-DR24DU32DL24DD32 B-MR14MU32DR10DU12DL10DD12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	35 RESTAURA	768	1.00	119.82	1.0000	.96	115.027	768	1.00	88340					
	3512 FWA/CAC			4.00-			4.000-	768		3072-					
	3502 VINYL			27.50	1.0000	1.00	27.500	120	1.00	3300					
B	77 UTILITY	120	1.00	27.50	1.0000	1.00	27.500	120	1.00	3300					
			HSF:	768.00		%COMP: 100		RPCN:		88568	.86	76168	-.50-	.01=	35818
			MKT	95.00		STRUCTURE VALUE:				99.17	QGRCN/HSF	46.63	FMV/HSF		35818

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	9964	9964	100%	GD		45782
OTHERFEAT			%	05142021		27677LV/AC
STRUCTURE	35818	35818	100%	1916-662		TV/HSF
TOTAL	45782	45782	100%	11000	0416%	SP/HSF

APPRAISED-VALUE: 45782