

+OWNERSHIP 1013708
 PORTER STEPHEN DAVID
 PORTER JAMIE SYMONS
 4815 NC HIGHWAY 58 N
 HOOKERTON NC 28538
 DEED: 1920 73

2024 1/04/2024

PROPERTY DESCRIPTION
 4815 HWY 58 NORTH
 4815 HWY 58 NORTH

TAX SUBDIVISIONS
 VANCE
 COUNTY/HUGO FIRE

MAP NUMBER
 451900620099
 RECORD NUMBER: 25182
 ROUTE 4000
 LISTER: LNLHOLLO 12052023
 REVIEW: LH 11292023

CARD NO
 1

#	LAND CLASS	SIZE	BASERATE*	FRNT*	DEPTH*	ADJ	*	UNITS	=LND-VALUE	USE-CLASS	ACREAGE*	RATE	= USE-VALUE	
1	17ICLEAR-AP	29.72AC	3400	1.00	1.00	1.00		3400	29.72	101048	C CLEAR	29.72	750.00	22290
2	26CWOODLAND-AVER	25.00AC	700	1.00	1.00	1.00		700	25.00	17500	W WOODED	25.00	200.00	5000
3	13IBS-PAVED	1.00AC	16000	1.00	1.00	1.00		16000	1.00	16000				16000
4	40HRESIDUAL (CLE	1.75AC	4000	1.00	1.00	1.00		4000	1.75	7000				7000
TOTALS										141548				50290

LAND VALUE: 141548
 LAND USE VALUE: 50290
 DEFERRED VALUE: 91258

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+---25---+
 :
 2 2
 5 5
 : E4+ :
 +B--25---+ 7-17---+
 : 8 D 1
 : +68 +--16---+
 : +--17-8 :
 4 :
 6 :
 : :
 : 3
 : 8
 : :
 : :
 +A16--+ 4--16---+
 4C---32---+
 +-----32-----7

TOPO STREET UTILITY ZONING 57.470 ACRES NBHD
 0072

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	17ICLEAR-AP	29.72AC	3400	1.00	1.00	1.00	3400
2	26WOODLAND-AVER	25.00AC	700	1.00	1.00	1.00	700
3	13IBS-PAVED	1.00AC	16000	1.00	1.00	1.00	16000
4	40HRESIDUAL (CLE	1.75AC	4000	1.00	1.00	1.00	4000

LAND VALUE: 141548

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%	-COND%=	OFB-VALU
2	40CCONC-PAD	25* 25	3.19			625	1.00		1993
4	24CSHELTER	25* 60	8.00			1500	1.00		11999
5	24CSHELTER	60* 60	8.00			3600	1.00		28798
6	16CMETAL-SF	60* 90	8.28			5400	1.00		44708

OTHER VALUE: 87498

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	HEATPUMP	COMP SHNG	1.34STHT 'WALL 4 BDRM	1.00LFUF

AGR - IMP C+10 AYB 2022 EYB 2022
 DIMENSIONS: A-DR16DD4DR32DU4DR16DU38DL16DD8DL17DU8DL6DU8DL25DD46 B-MU46DR25DU25DL25DD25 C-MR16MD4DR32DD7DL32DU
 7 D-MU46MR25MD8MR6DU7DR17DD15DL17DU8 E-MU46MR16DU4DR4DD4DL4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR% -CND% =	FMV
A	01 SINGLE F	2624	1.34	79.84	.7503		59.903	3516		210618				
	0110 HEATPUMP			2.00			2.000	2624		5248				
	0102 VINYL							2624						
	3.00 FULL BTH			3000.00			3000.000			9000				
	1.00 HALF BTH			1800.00			1800.000			1800				
	624.00 DBLPITCH													
B	79 CARPORT-	625		17.50	1.0000		17.500	625		10937				
C	81 PORCH	224		31.91	.6654		21.232	224		4755				
D	81 PORCH	255		31.91	.6654		21.232	255		5414				
E	83 STOOP	16		14.32	1.0000		14.320	16		229				

HSF: 3516.00 %COMP: 100 RPCN: 248001 1.10 272801 - - = 272801
 MKT 100.00 STRUCTURE VALUE: 77.58 OGRCN/HSF 77.58 FMV/HSF 272801

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	141548	141548	100%	WD		501847
OTHERFEAT	87498	1993	4390%	06182021		2462LV/AC
STRUCTURE	272801	177321	153%	1920- 73		TV/HSF
TOTAL	501847	320862	156%	175000	0286%	SP/HSF

APPRAISED-VALUE: 501847