OWNERSHIP 1011128 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
GRADY JOHN A JR	HWY 258 SOUTH	WOODINGTON	450100766565	1
GRADY KRISTY B	HWY 258 SOUTH		RECORD NUMBER: 25216	
838 CODY LANE		COUNTY/DEEP RUN FIRE	ROUTE 169000	
KINSTON NC 28504			LISTER: LNLENGLISH 5012023	
DEED: 1877 646	4860 HWY 258 SOUTH		REVIEW:	

```
+-10-+----------48----------+-------33-------+
:    :                      :                :
:    :                      2                :
:    :                      0                :
:    4                      :                :
:    1                  +-8-+                :
:    :                  :                    :
5    :                  :                    5
1    :                  2                    1
:    :                  1                    :
:    A                  :                    :
:    B                  :                    :
:    +---------40-------+                    :
:                       C                    :
:                       0                    :
+-----------50----------+---------41---------+
```

TOPO	STREET	UTILITY	ZONING	18.200 ACRES	NBHD
					0004

NOTES:01 4&73/100AC TO 37522 & ACS
01 ADJ PER GIS FOR 2008

#	LAND CLASS	SIZE *	RATE	*SIZ%	*DPT%	*ADJ%		=LND-VALUE
1	17HCLEAR-AP	12.44AC	3200	1.34	1.00	1.00	4288	53342
2	26CWOODLAND-AVER	4.76AC	700	2.22	1.00	1.00	1554	7397
3	13HBS-PAVED	1.00AC	15000	1.00	1.00	1.00	15000	15000

LAND VALUE: 75739

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
		*							
		*							
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - RESIDENTIAL - STD
SLAB	BRICK	HEATPUMP	METAL	1.00STHT 'WALL 2 BDRM	

AGR - IMP C+5 AYB 2022 EYB 2022

DIMENSIONS: A-DU41DR48DD20DL8DD21DL40 B-DU41DL10DD51DR50DU10DL40 C-MR40DD10DR41DU51DL33DD20DL8DD21

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1800	1.00	79.84	.8220		65.628	1800	118130				
	0110 HEATPUMP			2.00			2.000	1800	3600				
	0103 BRICK			3.00			3.000	1800	5400				
	2.00 FULL BTH			3000.00			3000.000		6000				
	800.00 HIP												
B	81 PORCH	910		31.91	.6611		21.095	910	19196				
C	76 GAR FINB	1931		33.17	.6577		21.815	1931	42124				
			HSF:	1800.00		%COMP: 50		RPCN:	97492	1.05	102366	- - =	102366

STRUCTURE VALUE: 56.87 QGRCN/HSF 56.87 FMV/HSF 102366

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE 178105
LAND			75739	75739	100%	WD		4161LV/AC	
OTHERFEAT					%	02262020			
STRUCTURE			102366	102366	100%	1877-646		TV/HSF	
TOTAL			178105	178105	100%	20000	0890%	SP/HSF	

APPRAISED-VALUE: 178105