

+OWNERSHIP 22576 2024 1/04/2024
 HOWCO DEVELOPMENT LLC

PROPERTY DESCRIPTION
 2583 CAMERON LANGSTON RD
 TOTAL 73,584SF

TAX SUBDIVISIONS
 CONTENTNEA NECK
 COUNTY/HUGO FIRE

MAP NUMBER 454800316575
 CARD NO 1
 RECORD NUMBER: 26016
 ROUTE 21010
 LISTER: LNLEGLISH 5012023
 REVIEW:

2583 CAMERON LANGSTON RD
 GRIFTON NC 28530
 DEED: 1600 523

2583 CAMERON LANGSTON RD

+332
 : :
 1 1
 9 9
 7 7
 : :
 A :
 3-64-B58
 6 C2 :
 4 5 :
 213620 2
 : 2
 1 5
 3 :
 6 :
 206+
 238DE1
 +-6233

TOPO STREET UTILITY ZONING 21.120 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	17ICLEAR-AP	19.12AC	3400	1.28	1.00	1.00	83210
3	26CWOODLAND-AVER	1.00AC	700	2.04	1.00	1.00	1428

LAND VALUE: 100638

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%	-COND%*	OFB-VALU
60	93CSITEIMPR	1*	1			1	1.00	.01	15000
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 15000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	NONE	TAR&GRAV	1.00STHT	
SLAB	BRICK	NONE	RUBBER	'WALL	
	BRICK	NONE		BDRM	

COMM - IMP D AYB 1901 EYB 1921

DIMENSIONS: A-DU197DR25DD3DR8DU3DR25DD197DL58 B-DR58DD225DL36DU10DL22DU136DR22DU50DL22DU29 C-MD21DD8DR22DD50D

L22DD4DL36DD11DL20DD4DL12DU41DR4DU36DR64 D-MD21MD213DD2DR22DD10DR2DD30DL62DU42DR38 E-MD234MD2MR22MD

10MR2DR11DD30DL11DU30

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	51 SCHOOL	11402	1.00	95.20	1.0000		95.200	11402	1.00	1085470				
	5101 NONE							11402						
	5103 BRICK							11402						
B	51 SCHOOL	11730	2.00	95.20	1.0000		95.200	23460	.95	2121722				
	5101 NONE							11730						
	5103 BRICK							11730						
C	51 SCHOOL	5572	1.00	95.20	1.0000		95.200	5572	1.00	530454				
	5101 NONE							5572						
	5103 BRICK							5572						
D	51 SCHOOL	2536	1.00	95.20	1.0000		95.200	2536	1.00	241427				
	5101 NONE							2536						
	5103 BRICK							2536						
E	80 CANOPY	330	1.00	10.00	1.0000		10.000	330	1.00	3300				
			HSF:	42970.00		%COMP: 100		RPCN:		3982373	.86	3424840	-.96-.60=	52058
			MKT	95.00		STRUCTURE VALUE:			79.70	OGRCN/HSF		1.21	FMV/HSF	52058

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+-----80-----+
 3 21
 F ED
 2-----80-----+
 : :
 : :
 : :
 1 1
 0 0
 7 7
 : :
 : :
 : :
 A :
 +---B---53---2-+
 +131 5
 114C--38--14+

TOPO	STREET	UTILITY	ZONING	21.120 ACRES	NBHD
					0071

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
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LAND VALUE: 100638

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

OTHER VALUE: 15000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	NONE	RUBBER	1.00STHT	
SLAB	BRICK	NONE		'WALL	
	BRICK	NONE		BDRM	

COMM - IMP C AYB 1901 EYB 1923

DIMENSIONS: A-DU107DR88DD107DL88 B-MR24DD10DL13DD15DR14DU4DR38DD4DR14DU25DL53 C-MR24MD10ML13MD15MR14DU4DR38DD
 4DL38 D-MD25MR25MR52MU25MR11MU107DU11DL4DD11DR4 E-MU107MR88ML4DU32DL80DD32DR80 F-MU107MR84ML80DU11DL
 4DD11DR4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	24 GYMNASIU	9416	1.00	73.41	.9329		68.484	9416 1.00	644845				
	2401 NONE							9416					
	2403 BRICK							9416					
B	24 GYMNASIU	1368	1.00	73.41	.9329		68.484	1368 1.00	93686				
	2401 NONE							1368					
	2403 BRICK							1368					
C	80 CANOPY	152	1.00	10.00	1.0000		10.000	152 1.00	1520				
D	80 CANOPY	44	1.00	10.00	1.0000		10.000	44 1.00	440				
E	24 GYMNASIU	2560	1.00	73.41	.9329		68.484	2560 1.00	175319				
	2401 NONE							2560					
	2403 BRICK							2560					
F	80 CANOPY	44	1.00	10.00	1.0000		10.000	44 1.00	440				
			HSF:	13344.00		%COMP: 100		RPCN:	916250 1.00		916250 - .94- .50=		26113
		MKT	95.00		STRUCTURE VALUE:			68.66	QGRCN/HSF		1.95 FMV/HSF		26113

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	100638	100638	100%	UNK		219063
OTHERFEAT	15000	15000	100%	04152010		4765LV/AC
STRUCTURE	103425	103425	100%	1600 -0523		TV/HSF
TOTAL	219063	219063	100%	184000	0119%	SP/HSF

APPRAISED-VALUE: 219063