

+OWNERSHIP 1002615
ESI INVESTMENTS LLC

2024 1/04/2024

PROPERTY DESCRIPTION
ROUSE RD // SR 1572
LND3 LOW/WET/WOODS

TAX SUBDIVISIONS
VANCE
COUNTY/NORTH LENIOR FIRE

MAP NUMBER
451606390449
RECORD NUMBER: 27644
ROUTE 6004000
LISTER: LNLEGLISH 5012023
CARD NO
1
REVIEW:

1802 CAMBRIDGE DR
KINSTON NC 28504
DEED: 1802 620

3110 ROUSE RD

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+---23---+6+---25---+
:         :1 1      :
2         29 9     2
5         5F :     3
:         :G6+    :
:I--23---+---31---+
+---26---E         1
+-17---+ 7 D10--+ 2
:         310--+7+ +---101+---27---+
:         :         :
2         2         2         2
9         3         3         6
:         :         :
+---17---+10C+ +H10--17---+
A
+-----44-----+
B         1
1         0
0-----30-----+

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TOPO	STREET	UTILITY	ZONING	31.860	ACRES	NBHD
FLOODZNE			RA6			0995

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	13RBS-PAVED	1.00AC	30000	1.00	1.00	1.00	30000
2	9H LAND	23.36AC	7500	1.00	1.00	1.00	175200
3	36BWOODLAND	7.50AC	1000	1.00	1.00	1.00	7500

LAND VALUE: 212700

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%	-COND%=	OFB-VALU
60	27CSTGBLD	1*	10.00			1	1.00	.01	2500

OTHER VALUE: 2500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	HEATPUMP	COMP SHNG	2.00STHT	
CONIWALL	BRICK	HEATPUMP		'WALL	
	BRICK	HEATPUMP		5 BDRM	1.00LFUF

RES - IMP A AYB 1966 EYB 1982
DIMENSIONS: A-DU34DR7DU7DR26DD7DR11DD34DL44 B-MR7DD10DR30DU10DL30 C-MR7ML7MU11DL10DD3DL17DU29DR17DD3DR10DD23 D-MU
11MR33MU23DU1DR10DD1DL10 E-MU34MR33MU1DU11DR36DD12DL26DU1DL10 F-MU35MR33MR25MU15DU19DR6DD19DL6 G
-MU50MR58MD4DU4DR6DU19DR25DD23DL31 H-MU46MR58ML14MD35DR10DD3DR17DU26DL27DD23 I-MU11MR44ML11MU35DR

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%	-CND% =	FMV
A	01 SINGLE F	1678	2.00	79.84	.6979		55.720	3356	.95	177646					
	0110 HEATPUMP			2.00			2.000	1678		3356					
	0103 BRICK			3.00			3.000	1678		5034					
	3.00 FULL BTH			3000.00			3000.000			9000					
	2.00 FP			3000.00			3000.000			6000					
	2.00 HALF BTH			1800.00			1800.000			3600					
B	81 PORCH	300	1.00	31.91	.6650		21.220	300	1.00	6366					
C	01 SINGLE F	723	1.00	79.84	.6979		55.720	723	1.00	40285					
	0110 HEATPUMP			2.00			2.000	723		1446					
	0103 BRICK			3.00			3.000	723		2169					
D	01 SINGLE F	10	1.00	79.84	.6979		55.720	10	1.00	557					
	0110 HEATPUMP			2.00			2.000	10		20					
	0103 BRICK			3.00			3.000	10		30					
E	81 PORCH	422	1.00	31.91	.6643		21.197	422	1.00	8945					
F	78 UTILITYB	114	1.00	28.50	1.0000		28.500	114	1.00	3249					
G	76 GAR FINB	599	1.00	33.17	.7030		23.318	599	1.00	13967					
H	01 SINGLE F	672	1.00	79.84	.6979		55.720	672	1.00	37443					
	0110 HEATPUMP			2.00			2.000	672		1344					
	0103 BRICK			3.00			3.000	672		2016					
I	85 PATIO-BR	575	1.00	7.50	1.0000		7.500	575	1.00	4312					

HSF: 4761.00 %COMP: 100
STRUCTURE VALUE: 93.34 OGRCN/HSF 55.82 FMV/HSF 265768

RPCN: 326785 1.36 444427 - .35- .08= 265768
OGRCN/HSF 55.82 FMV/HSF 265768

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE	480968
LAND	212700	212700	100%	UNK		6676LV/AC	
OTHERFEAT	2500	2500	100%	05182017			
STRUCTURE	265768	265768	100%	1802-620		TV/HSF	
TOTAL	480968	480968	100%	285000	0168%	SP/HSF	
						APPRAISED-VALUE:	480968