

+OWNERSHIP 39547
4GG LLC

2024 1/04/2024

PROPERTY DESCRIPTION
SR 1803
5022 NEUSE RD

TAX SUBDIVISIONS
SAND HILL
COUNTY/SAND HILL FIRE

MAP NUMBER
456700387120
RECORD NUMBER: 30475
ROUTE 11010
LISTER: LNLEGLISH 5012023
REVIEW:

1201 COLLEGE ST
KINSTON NC 28501
DEED: 1794 542

5022 NEUSE RD

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+-----24-----+
:           4---16---+
:           :
:           :
:           :
:           :
4           :
4           :
:           :
:           :
:           :
A           :
++-----24-----+
B           8
8--15--+ +---16--+
:           :
:           :
:           :
:           :
+-----22-----+

```

TOPO	STREET	UTILITY	ZONING	1.000 ACRES	NBHD
					0026

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	13GBS-PAVED	1.00AC	14000	1.00	1.00	1.00	14000

LAND VALUE:

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	21CBLDGS-NV	1*	1			1	1.00	.01	

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
CONC-BLK	WOOD	GAS-PACK	METAL	1.00STHT	
CONIWALL				3 BDRM	1.00LFUF

RES - IMP D AYB 1917 EYB 1967

DIMENSIONS: A-DU44DR24DD4DR16DD48DL16DU8DL24 B-MR2DD8DR15DD7DR22DU7DL15DU8DL22

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1824	1.00	79.84	.8199		65.460	1824	1.00	119399					
	0111 GAS-PACK			2.00			2.000	1824		3648					
	0101 WOOD							1824							
	1.00 FULL BTH			3000.00			3000.000			3000					
B	81 PORCH	330	1.00	31.91	.6650		21.220	330	1.00	7002					
			HSF:	1824.00			%COMP: 100			RPCN: 133049	.86	114422	-.50-	=	57211
							STRUCTURE VALUE:	62.73		OGRCN/HSF		31.36	FMV/HSF		57211

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	14000	14000	100%			14000LV/AC
OTHERFEAT				00000000		
STRUCTURE	57211	57211	100%	-		TV/HSF
TOTAL	71211	71211	100%		0000%	SP/HSF

APPRAISED-VALUE: 71211