

+OWNERSHIP 32094 2024 1/04/2024
 ROUSE KELLY JOE & ANNA C
 5019 HWY 55 WEST
 KINSTON NC 28504
 DEED: 1679 51

PROPERTY DESCRIPTION
 HWY 55 WEST LOT 2
 5019 HWY 55 WEST
 5019 HWY 55 WEST

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER 358200298648
 RECORD NUMBER: 32700
 ROUTE 95000
 LISTER: LNLGLISH 5012023
 REVIEW:

```

  +---17---+
  1 1
  4-13---+
  +-----33-----+ 4--17--C+
  : :
  : :
  : :
  : :
  4 :
  6 :
  : +-----26-----+
  : 1 D
  : 2
  : :
  : :
  : +-----20-----+ 2
  A B 7 6
  +--17--9--20---+ :
  : +--13-2 :
  : +--13-+ :
  
```

TOPO STREET UTILITY ZONING 2.310 ACRES NBHD 0004

NOTES:

| # | LAND CLASS | SIZE | * RATE | *SIZ% | *DPT% | *ADJ% | =LND-VALUE |
|---|------------------|--------|--------|-------|-------|-------|------------|
| 1 | 13HBS-PAVED | 1.00AC | 15000 | 1.00 | 1.00 | 1.00 | 15000 |
| 2 | 40HRESIDUAL (CLE | .92AC | 4000 | 1.00 | 1.00 | 1.00 | 3680 |
| 3 | 41CRESIDUAL (WOO | .39AC | 2500 | 1.00 | 1.00 | 1.00 | 975 |

LAND VALUE: 19655

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

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - RESIDENTIAL - STD |
|----------|----------|----------|----------|----------|-------------------------------|
| BRICK | BRICK | HEATPUMP | LAMSHNGL | 1.41STHT | |
| CONIWALL | BRICK | HEATPUMP | | 'WALL | |
| | | | | 4 BDRM | 1.00LFUF |

RES - IMP B AYB 2012 EYB
 DIMENSIONS: A-DU46DR33DU4DR13DD4DR17DD25DL26DD12DL20DD9DL17 B-MR17MU2DU7DR20DD7DL20 C-MU2MR17MU7MR20MU12MR26MU
 25DL17DU15DR17DD15 D-MU46MR63MD25DD26DL13DU2DL13DU24DR26

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%* | ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR%-CND%* | FMV |
|---|---------------|-----------|------|----------|--------|---------|------------------|-------|-------|-----------|------|--------|--------------|----------|
| A | 01 SINGLE F | 2224 | 1.41 | 79.84 | .7503 | | 59.903 | 3136 | .95 | 178460 | | | | |
| | 0110 HEATPUMP | | | 2.00 | | | 2.000 | 2224 | | 4448 | | | | |
| | 0103 BRICK | | | 3.00 | | | 3.000 | 2224 | | 6672 | | | | |
| | 4.00 FULL BTH | | | 3000.00 | | | 3000.000 | | | 12000 | | | | |
| B | 81 PORCH | 140 | 1.00 | 31.91 | .6921 | | 22.084 | 140 | 1.00 | 3091 | | | | |
| C | 81 PORCH | 255 | 1.00 | 31.91 | .6654 | | 21.232 | 255 | 1.00 | 5414 | | | | |
| D | 76 GAR FINB | 650 | 1.00 | 33.17 | .6929 | | 22.983 | 650 | 1.00 | 14938 | | | | |
| E | 03 LIV AREA | 400 | 1.00 | 52.06 | .7241 | | 37.696 | 400 | 1.00 | 15078 | | | | |
| | 0310 HEATPUMP | | | 2.00 | | | 2.000 | 400 | | 800 | | | | |
| | 0303 BRICK | | | 1.00 | | | 1.000 | 400 | | 400 | | | | |
| | | | HSF: | 3536.00 | | | %COMP: 100 | | | 241301 | 1.25 | 301626 | - .05- | = 286545 |
| | | | | | | | RPCN: | 85.30 | | OGRCN/HSF | | 81.03 | FMV/HSF | 286545 |
| | | | | | | | STRUCTURE VALUE: | | | | | | | |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|--------|-----------|------|------------|-------|-------------|
| LAND | 19655 | 19655 | 100% | UNK | | 8508LV/AC |
| OTHERFEAT | | | % | 01252013 | | |
| STRUCTURE | 286545 | 286545 | 100% | 1679 -0051 | | TV/HSF |
| TOTAL | 306200 | 306200 | 100% | 24000 | 1275% | SP/HSF |

APPRAISED-VALUE: 306200