

+OWNERSHIP 25186 2024 1/04/2024
 KOONCE EDWARD E & CARSHENIA

PROPERTY DESCRIPTION
 WIND SONG 2
 4109 RACE TRACK RD

TAX SUBDIVISIONS
 CONTENTNEA NECK
 COUNTY/HUGO FIRE

MAP NUMBER 454800248277
 CARD NO 1
 RECORD NUMBER: 32846
 ROUTE 137020
 LISTER: LNLEGLISH 5012023
 REVIEW:

4109 RACE TRACK RD
 GRIFTON NC 28530
 DEED: 1649 392

4109 RACE TRACK RD

+-----16-----+
 1 1
 2 2
 B :
 +-----68-----+
 :
 :
 :
 2
 7
 :
 :
 :
 A
 +-----68-----+

TOPO STREET UTILITY ZONING .850 ACRES NBHD
 0071

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	13IBS-PAVED	.85AC	16000	1.13	1.00	1.00	18080 15368

LAND VALUE: 15368

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	-COND%*	OFB-VALU
61	20CSTRGSHLT	1*	12.50			1	1.00	.01	500
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - MOBILE HOME
CONC-BLK	VINYL	GAS-PACK	COMP SHNG	1.00STHT	
PIERS				3 BDRM	1.00LFUF

RES - IMP D AYB 1999 EYB
 DIMENSIONS: A-DU27DR68DD27DL68 B-MU27MR22DU12DR16DD12DL16

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	08 MOBILE H	1836	1.00	43.51	.7393		32.166	1836	1.00	59056					
	0811 GAS-PACK			2.00			2.000	1836		3672					
	0802 VINYL							1836							
	2.00 FULL BTH			1750.00			1750.000			3500					
	1.00 FP			1250.00			1250.000			1250					
B	84 WOOD DEC	192	1.00	23.27	.4957		11.534	192	1.00	2214					
			HSF:	1836.00			%COMP: 100			69692	.86	59935	-.45-	=	31316
			MKT	95.00			STRUCTURE VALUE:			32.64	OGRCN/HSF	17.05	FMV/HSF		31316

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	15368	15368	100%	UNK		18080LV/AC
OTHERFEAT	500	500	100%	01202012		
STRUCTURE	31316	31316	100%	1649 -0392		TV/HSF
TOTAL	47184	47184	100%	40000	0117%	SP/HSF

APPRAISED-VALUE: 47184