

+OWNERSHIP 1001722 2024 1/04/2024
 CROOM MARY ANN
 DIXON MELISSA ANN CROOM
 4041 HWY 55 W
 KINSTON NC 28504
 DEED: 1789 455

PROPERTY DESCRIPTION
 HWY 55 WEST LOT B
 4027 HWY 55 WEST
 4027 HWY 55 WEST

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER 359300146738
 CARD NO 1
 RECORD NUMBER: 36320
 ROUTE 258000
 LISTER: LNLEGLISH 5012023
 REVIEW:

+-----24-----G+ +--14--+-----40-----+
 : +--8F+ : :
 : : 1 2 :
 2 : 1 6 1 :
 8 : 6 : :
 : : D : :
 : +--8--+--C14--+ :
 : : 7 A :
 +-----24-----+ +6+-----+33-----+
 : B 6 :
 : 6---19---+--15---+
 : E 1 :
 1 1 :
 2 2 :
 +---15---+

TOPO STREET UTILITY ZONING 4.380 ACRES NBHD
 0004

NOTES:01 ADDITIONS/RENOVATIONS
 01 FOR 2018

#	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	3.38AC	4000	1.00	1.00	1.00	13520

LAND VALUE: 28520

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	-COND%*	=OFB-VALU
60	17CFRM-BLDG	1*	15.00	1		1	1.00	.01	500
61	17 FRM-BLDG	*	15.00			1			500

OTHER VALUE: 1000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	HEATPUMP	LAMSHNGL	1.00STHT	
CONIWALL	BRICK	HEATPUMP		'WALL	
	BRICK	HEATPUMP		3 BDRM	1.00LFUF

RES - IMP C AYB 1966 EYB 1997
 DIMENSIONS: A-DU7DR8DU21DR40DD34DL15DU6DL33 B-MR14DD6DR19DU6DL19 C-MR25ML25DU7DL6DD7DR6 D-ML6MU7DU21DR14DD21DL
 14 E-MR33MD6DD12DR15DU12DL15 F-ML6MU24DL8DD16DR8DU16 G-ML6MU28ML8DL24DD28DR24DU28

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1266	1.00	79.84	.8155		65.109	1266	1.00	82427					
	0110 HEATPUMP			2.00			2.000	1266		2532					
	0103 BRICK			3.00			3.000	1266		3798					
	2.00 FULL BTH			3000.00			3000.000			6000					
B	81 PORCH	114	1.00	31.91	.6921		22.084	114	1.00	2517					
C	01 SINGLE F	42	1.00	79.84	.8155		65.109	42	1.00	2734					
	0110 HEATPUMP			2.00			2.000	42		84					
	0103 BRICK			3.00			3.000	42		126					
D	01 SINGLE F	294	1.00	79.84	.8155		65.109	294	1.00	19142					
	0110 HEATPUMP			2.00			2.000	294		588					
	0103 BRICK			3.00			3.000	294		882					
E	01 SINGLE F	180	1.00	79.84	.8155		65.109	180		11719					
	0110 HEATPUMP			2.00			2.000	180		360					
	0103 BRICK			3.00			3.000	180		540					
F	01 SINGLE F	128	1.00	79.84	.8155		65.109	128		8333					
	0110 HEATPUMP			2.00			2.000	128		256					
	0103 BRICK			3.00			3.000	128		384					
G	79 CARPORT-	672		17.50	1.0000		17.500	672		11760					
			HSF:	1910.00		%COMP: 100			RPCN:	154182 1.00		154182 - .20-	=	123346	
						STRUCTURE VALUE:		80.72		OGRCN/HSF		64.57		FMV/HSF	123346

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	28520	28520	100%	UNK		152866
OTHERFEAT	1000	1000	100%	01011888		
STRUCTURE	123346	123346	100%	1389 -0651		
TOTAL	152866	152866	100%		0000%	
						6511LV/AC
						TV/HSF
						SP/HSF
						APPRAISED-VALUE: 152866