

+OWNERSHIP 1019754 2024 1/04/2024
 WILSON ANGELA WARD
 MOORE PAUL
 2741 NC HWY 58 S
 POLLOCKSVILLE NC 28573
 DEED: 1994 878

PROPERTY DESCRIPTION
 HWY 58 SOUTH OFF LOT A
 ENTIRE LOT IN 100YR FLOOD

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SOUTHWOOD FIRE

MAP NUMBER CARD NO
 452301367718 1
 RECORD NUMBER: 36381
 ROUTE 1010000
 LISTER: LNIBRASW 7282023
 REVIEW:

636 COMMUNITY CENTER DR

+-----76-----+
 :
 :
 2
 6
 :
 :
 A
 +-----76-----+

TOPO	STREET	UTILITY	ZONING	1.130 ACRES	NBHD
FLOODZNE	PRIVATE				0038

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	15HBS-REAR	1.00AC	7500	1.00	1.00	.75	5625
2	40HRESIDUAL (CLE	.13AC	4000	1.00	1.00	.85	3400
							5625
							442

LAND VALUE: 6067

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - MOBILE HOME
BRICK	VINYL	HEATPUMP	COMP SHNG	1.00STHT	
CONIWALL				'WALL	
				4 BDRM	1.00LFUF

RES - IMP C AYB 2004 EYB

DIMENSIONS: A-DU26DR76DD26DL76 B-MR76MU15DU4DR3DD4DL3

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	08 MOBILE H	1976	1.00	43.51	.7135		31.044	1976	1.00	61342					
	0810 HEATPUMP			2.00			2.000	1976		3952					
	0802 VINYL							1976							
	2.00 FULL BTH			1750.00			1750.000			3500					
	1.00 FP			1250.00			1250.000			1250					
	1.00 HALF BTH			1050.00			1050.000			1050					
B	84 WOOD DEC	12	1.00	23.27	.8281		19.269	12	1.00	231					
C	87 MH SKIRT	204	1.00	15.50	1.0000		15.500	204	1.00	3162					
			HSF:	1976.00			%COMP: 100			74487	1.00	74487	- .33-	.01=	49408
							RPCN:			74487	1.00	74487	- .33-	.01=	49408
							STRUCTURE VALUE:			37.69	OGRCN/HSF	25.00	FMV/HSF		49408

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	6067	6067	100%	UNK		5369LV/AC
OTHERFEAT			%	05172012		
STRUCTURE	49408	49408	100%	1659 -0209		TV/HSF
TOTAL	55475	55475	100%	22000	0252%	SP/HSF

APPRAISED-VALUE: 55475