

+OWNERSHIP 1004553 2024 1/04/2024  
 WOELLHOF PATRICK J  
 WOELLHOF BARBARA J  
 163 CENTRAL AVE  
 KINSTON NC 28504  
 DEED: 1822 343

PROPERTY DESCRIPTION  
 SR 1342  
 ADJ/OVERBLT  
 163 CENTRAL AV

TAX SUBDIVISIONS  
 NEUSE  
 COUNTY/SOUTHWOOD FIRE

MAP NUMBER 451301296378  
 RECORD NUMBER: 37498  
 ROUTE 1057000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

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+-----36-----+
:                :
2                2
9                9
:                :
D                :
2---31---+---13-1E14---+
C          1          1
+-----38-----+---13---+---26---+
:                :
:                :
3                3
0                0
:                :
A                :
+---17-1      +---12+-13-+
0      B---23---4
+---12-7-10+-13-5
  
```

TOPO STREET UTILITY ZONING 6.310 ACRES NBHD 0038

NOTES:01 ADDED 1800SQFT/HEATED ARE  
 01 UPSTAIRS FOR 2011

#	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	1.46AC	4000	1.00	1.00	1.00	4000
3	41CRESIDUAL (WOO	3.85AC	2500	1.00	1.00	1.00	2500

LAND VALUE: 30465

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	-COND%*	OFB-VALU
60	15CMETAL-WF	1*	1	7.04		1	1.00	.01	25000

OTHER VALUE: 25000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	HEATPUMP	LAMSHNGL	1.71STHT 'WALL	
CONIWALL				5 BDRM	1.00LFUF

RES - IMP B AYB 2008 EYB  
 DIMENSIONS: A-DU30DR38DU3DR13DD3DR26DD30DL13DU1DL12DD4DL23DD7DL12DU10DL17 B-MR17MD10MR12MU1DU6DR23DD5DL13DD  
 1DL10 C-MD9MR29MD1ML12MU10ML17MU30MR19DU12DR31DD1DR13DD11DL12DU3DL13DD3DL19 D-MU30MR19MU12MR31MD  
 1DU29DR36DD29DL36 E-MU41MR50MR13DR14DD11DL14DU11

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE*	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	2526	1.71	79.84	.7167		57.221	4319	.95	234776					
	0110 HEATPUMP			2.00			2.000	2526		5052					
	0103 BRICK			3.00			3.000	2526		7578					
	3.00 FULL BTH			3000.00			3000.000			9000					
	1.00 HALF BTH			1800.00			1800.000			1800					
B	81 PORCH	125	1.00	31.91	.6921		22.084	125	1.00	2760					
C	81 PORCH	476	1.00	31.91	.6640		21.188	476	1.00	10085					
D	76 GAR FINB	1044	1.00	33.17	.6613		21.935	1044	1.00	22900					
E	81 PORCH	154	1.00	31.91	.6921		22.084	154	1.00	3400					
F	92 ATTIC-UN	480	1.00	1.00	1.0000		1.000	480	1.00	480					
			HSF:	4319.00			%COMP: 100			297831	1.25	372288	-.09-	.03=	328620
							RPCN:	86.19		QGRCN/HSF		76.08	FMV/HSF		328620
							STRUCTURE VALUE:								

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	30465	30465	100%	WD		4828LV/AC
OTHERFEAT	25000	25000	100%	02132018		
STRUCTURE	328620	328620	100%	1822-343		TV/HSF
TOTAL	384085	384085	100%	362000	0106%	SP/HSF

APPRAISED-VALUE: 384085