

+OWNERSHIP 1016058
 FAMILY QT LLC
 2669 CANADY RD
 GRIFTON NC 28530-7351
 DEED: 1939 214

2024 1/04/2024

PROPERTY DESCRIPTION
 SANDY RUN POULTRY LLC
 BROILER HOUSES BLT/2010
 LND2 / NON AG
 2679 CANADY RD

TAX SUBDIVISIONS
 CONTENTNEA NECK
 COUNTY/HUGO FIRE

MAP NUMBER
 455800121304
 RECORD NUMBER: 38340
 ROUTE 123010
 LISTER: LNLEGLISH 5012023
 REVIEW:

#	LAND CLASS	SIZE	BASERATE*	FRNT*	DEPTH*	ADJ	*	UNITS	=LND-VALUE	USE-CLASS	ACREAGE*	RATE	= USE-VALUE
1	13IBS-PAVED	1.00AC	16000	1.00	1.00	1.00		16000	1.00				16000
2	17ICLEAR-AP	4.00AC	3400	1.00	1.00	1.00		3400	4.00				13600
3	17ICLEAR-AP	47.74AC	3400	1.00	1.00	1.00		3400	47.74	C CLEAR	47.74	750.00	35805
4	26CWOODLAND-AVER	28.52AC	700	1.00	1.00	1.00		700	28.52	W WOODED	28.52	200.00	5704
TOTALS									211880				71109

LAND VALUE: 211880
 LAND USE VALUE: 71109
 DEFERRED VALUE: 140771

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TAX SUBDIVISIONS
CONTENTNEA NECK
COUNTY/HUGO FIRE

MAP NUMBER 455800121304
RECORD NUMBER: 38340
ROUTE 123010
LISTER: LNLEGLISH 5012023
CARD NO 1

2669 CANADY RD
GRIFTON NC 28530-7351
DEED: 1939 214

2679 CANADY RD

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1 1
2 2
C :
+-----+-----68-----+
LAND CLASS SIZE * RATE *SIZ%*DPT%*ADJ% =LND-VALUE

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13IBS-PAVED	1.00AC	16000	1.00	1.00	1.00	16000
2	17ICLEAR-AP	4.00AC	3400	1.00	1.00	1.00	3400
3	17ICLEAR-AP	47.74AC	3400	1.00	1.00	1.00	162316
4	26CWOODLAND-AVER	28.52AC	700	1.00	1.00	1.00	19964

LAND VALUE: 211880

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	61CCH-BROIL	565* 47	5.00			26555	1.00	.14	114187
61	61CCH-BROIL	565* 47	5.00			26555	1.00	.14	114187
62	61CCH-BROIL	565* 47	5.00			26555	1.00	.14	114187
63	61CCH-BROIL	565* 47	5.00			26555	1.00	.14	114187
64	61CCH-BROIL	565* 47	5.00			26555	1.00	.14	114187
65	61CCH-BROIL	565* 47	5.00			26555	1.00	.14	114187
66	61CCH-BROIL	565* 47	5.00			26555	1.00	.14	114187
67	61CCH-BROIL	565* 47	5.00			26555	1.00	.14	114187

OTHER VALUE: 935623

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - MOBILE HOME
CONC-BLK	VINYL	HEATPUMP	COMPSHNG	1.00STHT	
PIERS				'WALL	
				3 BDRM	1.00LFUF

AGR - IMP C AYB 2011 EYB
DIMENSIONS: A-DU24DR68DD24DL68 B-MR32DR4DD4DL4DU4 C-MR32ML32MU24DU12DR19DD12DL19

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	08 MOBILE H	1632	1.00	43.51	.7746		33.702	1632	1.00	55001				
	0810 HEATPUMP			2.00			2.000	1632		3264				
	0802 VINYL							1632						
	2.00 FULL BTH			1750.00			1750.000			3500				
B	84 WOOD DEC	16	1.00	23.27	.8281		19.269	16	1.00	308				
C	81 PORCH	228	1.00	31.91	.6654		21.232	228	1.00	4840				
			HSF:	1632.00			%COMP: 100		RPCN:	66913 1.00		66913 - .15-	=	56877
							STRUCTURE VALUE:		41.00	OGRCN/HSF		34.85	FMV/HSF	56877

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 CONTENTNEA NECK
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 ROUTE 123010
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 CARD NO 2
 REVIEW:

2669 CANADY RD

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TOPO	STREET	UTILITY	ZONING	81.260	ACRES	NBHD
	UNPAVED					0071
NOTES:						
#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ% =LND-VALUE
LAND VALUE: 211880						
#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS *OGR%-COND%=OFB-VALU
68	61CCH-BROIL	4448*	1 5.00			4448 1.00 .14 19127
69	15CMETAL-WF	2*	1 7.04			2 1.00 .01 1000
70	41CMH-HK-UP	*	2000.00			1 1.00 2000
OTHER VALUE: 935623						
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR	- MOBILE HOME
CONC-BLK	VINYL	HEATPUMP	COMP SHNG	1.00STHT		
PIERS				'WALL		
				3 BDRM	1.00LFUF	

AGR - IMP C AYB 2011 EYB
 DIMENSIONS: A-DU24DR68DD24DL68 B-MR32DR4DD4DL4DU4 C-MR32ML32MU24DU12DR19DD12DL19

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	08 MOBILE H	1632	1.00	43.51	.7746		33.702	1632	1.00	55001				
	0810 HEATPUMP			2.00			2.000	1632		3264				
	0802 VINYL							1632						
	2.00 FULL BTH			1750.00			1750.000			3500				
B	84 WOOD DEC	16	1.00	23.27	.8281		19.269	16	1.00	308				
C	81 PORCH	228	1.00	31.91	.6654		21.232	228	1.00	4840				
	HSF:			1632.00			%COMP: 100			66913 1.00		66913 - .15-	=	56877
	STRUCTURE VALUE:									41.00 QGRCN/HSF		34.85 FMV/HSF		56877

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	211880	211880	100%	WD		2607LV/AC
OTHERFEAT	935623	935623	100%	12072021		
STRUCTURE	113754	113754	100%	1939-214		TV/HSF
TOTAL	1261257	1261257	100%	700000	0180%	SP/HSF
APPRaised-VALUE:						1261257