

+OWNERSHIP 1015009 2024 1/04/2024
 WIGGINS HARRISON RYAN
 WIGGINS BROOKE TYNDALL
 3322 ALTON PHILLIPS RD
 KINSTON NC 28504
 DEED: 1933 867

PROPERTY DESCRIPTION
 SR 1556 LOT 5
 3322 ALTON PHILLIPS RD
 3322 ALTON PHILLIPS RD

TAX SUBDIVISIONS
 FALLING CREEK
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER 359700641523
 RECORD NUMBER: 3916
 ROUTE 284000
 LISTER: LNLEGLISH 5012023
 REVIEW:

TOPO	STREET	UTILITY	ZONING	.460 ACRES		NBHD	
NOTES:							
#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13MBS-PAVED	.46AC	20000	1.55	1.00	1.00	31000 14260
LAND VALUE: 14260							
#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
60	26CSTLBLDG	1*	10.00	1		1	1.00 .01 500
OTHER VALUE: 500							
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR	- RESIDENTIAL - STD	
BRICK	BRICK	HEATPUMP	COMP SHNG	1.00STHT			
CONIWALL				'WALL			
				3 BDRM	1.00LFUF		

RES - IMP C AYB 1978 EYB 1992
 DIMENSIONS: A-DU25DR47DD7DL6DD18DL41 B-MR24DD5DR14DU5DL14 C-MR24MR17DU18DR12DD18DL12 D-MR41MR6MU18DR6DU7DL6D

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1067	1.00	79.84	.8979		71.688	1067	1.00	76491				
	0110 HEATPUMP			2.00			2.000	1067		2134				
	0103 BRICK			3.00			3.000	1067		3201				
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	70	1.00	31.91	.7271		23.201	70	1.00	1624				
C	79 CARPORT-	216	1.00	17.50	1.0000		17.500	216	1.00	3780				
D	78 UTILITYB	42	1.00	28.50	1.0000		28.500	42	1.00	1197				
HSF:				1067.00	%COMP: 100		RPCN:		91427	1.00	91427	- .25-	=	61713
MKT				90.00	STRUCTURE VALUE:		85.68	OGRCN/HSF		57.83	FMV/HSF		61713	

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	14260	14260	100%	WD		31000LV/AC
OTHERFEAT	500	500	100%	10252021		
STRUCTURE	61713	61713	100%	1933-867		TV/HSF
TOTAL	76473	76473	100%	135000	0056%	SP/HSF
APPRaised-VALUE:						76473