

+OWNERSHIP 17480
 EVERETT LYNWOOD EARL

2024 5/09/2024

PROPERTY DESCRIPTION
 2678 JOHN HUGH BRYAN RD

TAX SUBDIVISIONS
 INSTITUTE
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER
 358800747903
 RECORD NUMBER: 4473
 ROUTE 52000
 LISTER: LNLHOLLO 5022024
 REVIEW:

2112 FRED EVERETT RD
 KINSTON NC 28504
 DEED: 0017 296

2678 JOHN HUGH BRYAN RD

#	LAND CLASS	SIZE	BASERATE*	FRNT*	DEPTH*	ADJ	*	UNITS	=LND-VALUE	USE-CLASS	ACREAGE*	RATE	= USE-VALUE	
1	20ICLEAR-AD	73.63AC	2890	1.00	1.00	1.00		2890	73.63	212790	C CLEAR	73.63	750.00	55222
2	29CWOODLAND-AVER	98.76AC	595	1.00	1.00	1.00		595	98.76	58762	W WOODED	98.76	200.00	19752
3	20ICLEAR-AD	.12AC	2890	1.00	1.00	1.00		2883	.12	346				346
4	13IBS-PAVED	.25AC	16000	1.00	1.00	1.00		16000	.25	4000				4000
TOTALS										275898				79320

LAND VALUE: 275898
 LAND USE VALUE: 79320

DEFERRED VALUE: 196578

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TOPO	STREET	UTILITY	ZONING	172.760	ACRES	NBHD
	UNPAVED					0071

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	20ICLEAR-AD	73.63AC	2890	1.00	1.00	1.00	212790
2	29CWOODLAND-AVER	98.76AC	595	1.00	1.00	1.00	58762
3	20ICLEAR-AD	.12AC	2890	1.00	1.00	1.00	346
4	13IBS-PAVED	.25AC	16000	1.00	1.00	1.00	4000

LAND VALUE: 275898

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%	-COND%=	OFB-VALU
60	89CTOWER SV	1* 1				1	1.00	.01	50000
61	84CDWELLING	1* 2				2	1.00	.01	
62	21CBLDGS-NV	1* 2				2	1.00	.01	
		*							
		*							
		*							
		*							

OTHER VALUE: 50000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:
				STHT WALL BDRM	

AGR - IMP AYB EYB
DIMENSIONS:

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-	CND%=	FMV
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VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	275898	266951	103%	WD		325898
OTHERFEAT	50000	50000	100%	11292021		
STRUCTURE			%	1938-229		
TOTAL	325898	316951	102%	400000	0081%	

APPRaised-VALUE: 325898