

+OWNERSHIP 1009969 2024 1/04/2024
 SWINSON PHYLLIS ANN

PROPERTY DESCRIPTION
 2212 WALLACE FAMILY RD
 L74900/16

TAX SUBDIVISIONS
 KINSTON
 COUNTY/SAND HILL FIRE

MAP NUMBER CARD NO
 453601357745 1
 RECORD NUMBER: 6836
 ROUTE 1021000
 LISTER: LNLEGLISH 5012023
 REVIEW:

2212 WALLACE FAMILY RD
 KINSTON NC 28504
 DEED: 1867 879

2212 WALLACE FAMILY RD

+----18----+
 1 :
 4 1
 : 4
 +D---18---+
 5 1
 +-55 0
 5 C :
 +B+-----+40-----+
 : :
 : :
 2 2
 4 4
 : :
 : :
 A :
 +-----+-----+40-----+
 E 4
 45-+

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			I1	.580	0071

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13IBS-PAVED	.58AC	16000	1.43	1.00	1.00	13270

LAND VALUE: 13270

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	22CSHOP/GAR	1*	10.00	1		1	1.00	.01	2500

OTHER VALUE: 2500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	GAS-PACK	COMP SHNG	1.00STHT 'WALL 3 BDRM	1.00LFUF

RES - IMP D AYB 1962 EYB 1992
 DIMENSIONS: A-DU24DR40DD24DL40 B-MU24DR5DU5DL5DD5 C-MU24MR5DU5DL5DU5DR18DD10DL13 D-MU24MR5MU5ML5MU5DR18DU14
 DL18DD14 E-MU34MD34MR10DD4DR5DU4DL5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY%	COST	OG%	OG RCN	-DEPR%	-CND%	FMV
A	01 SINGLE F	960	1.00	79.84	.9125		72.854	960	1.00	69939					
	0111 GAS-PACK			2.00			2.000	960		1920					
	0103 BRICK			3.00			3.000	960		2880					
	1.00 FULL BTH			3000.00			3000.000			3000					
B	78 UTILITYB	25	1.00	28.50	1.0000		28.500	25	1.00	712					
C	81 PORCH	155	1.00	31.91	.6921		22.084	155	1.00	3423					
D	79 CARPORT-	252	1.00	17.50	1.0000		17.500	252	1.00	4410					
E	83 STOOP	20	1.00	14.32	1.0000		14.320	20	1.00	286					
				HSF:	960.00	%COMP:	100	RPCN:		86570	.86	74450	-.25-	=	53046
				MKT	95.00	STRUCTURE VALUE:		77.55	QGRCN/HSF			55.25	FMV/HSF		53046

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	13270	13270	100%	WD		68816
OTHERFEAT	2500	2500	100%	10112019		
STRUCTURE	53046	53046	100%	1867-879		
TOTAL	68816	68816	100%	70000	0098%	

APPRaised-VALUE: 68816