

+OWNERSHIP 1000788 2024 1/04/2024
 GREENBRIER LANDING LP

PROPERTY DESCRIPTION
 LOT 2A SHACKELFORD FAMILY
 SOLD 240K 4/15

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER 451612958702
 RECORD NUMBER: 100063
 ROUTE 12098020
 LISTER: LNLEGLISH 5012023
 REVIEW:

3924 BROWNING PLACE
 RALEIGH NC 27609
 DEED: 1744 336

1000 DOCTORS DR

+-----166-----+CD2-----165-----+
 9 825+
 5
 3
 0
 A
 +-----35B6-----+
 3 3
 1 1
 +-30+

TOPO	STREET	UTILITY	ZONING	6.660 ACRES	NBHD
					0995

NOTES:01 COMPLETE FOR 2018
 01 USING INCOME APPROACH

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	10NLAND	6.66AC	50000	1.00	1.00	1.00	37500 249750

LAND VALUE: 249750

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
2	58 PAVING	*	1.70			1			30233
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 30233

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
				3.00STHT 'WALL BDRM	

COMM - IMP C AYB 2016 EYB
 DIMENSIONS: A-DU30DL5DU15DR5DU29DR166DD8DR25DU8DR165DD29DR5DD15DL5DD30DL356 B-MR170DR16DD9DR7DD31DL30DU31DR7DU
 9 C-MU74MR166DR25DD8DL25DU8 D-MU74MR166DR25DU12DL25DD12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	15 APART EL	26294	3.00	65.29	1.0000		65.290	78882		5150205					
B	79 CARPORT-	1074		17.50	1.0000		17.500	1074		18795					
C	81 PORCH	200		31.91	.6658		21.245	200		4249					
D	81 PORCH	300	2.00	31.91	.6650		21.220	600		6366					
E	77 UTILITY	492		27.50	1.0000		27.500	492		13530					
F	81 PORCH	1026		31.91	.6604		21.073	1026		21620					
				HSF:	78882.00	%COMP: 100		RPCN:	5214765	1.00	5214765	- .01-	.77=		1177077
				STRUCTURE VALUE:				66.10	OGRCN/HSF		14.92	FMV/HSF			1177077

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	249750	249750	100%			37500LV/AC
OTHERFEAT	30233	30233	100%	00000000		
STRUCTURE	1177077	1177077	100%	-		TV/HSF
TOTAL	1457060	1457060	100%		0000%	SP/HSF
						APPRAISED-VALUE: 1457060