

+OWNERSHIP 1002398 2024 1/04/2024
 KING GRAHAM G
 KING NANNETTE M
 390 BRIARY RUN RD
 KINSTON NC 28501
 DEED: 1847 835

PROPERTY DESCRIPTION
 SR 1743
 S/F 14792
 390 BRIARY RUN RD

TAX SUBDIVISIONS
 KINSTON
 COUNTY/HUGO FIRE

MAP NUMBER CARD NO
 453601095940 1
 RECORD NUMBER: 100630
 ROUTE 3001000
 LISTER: LNBIRASW 7102023
 REVIEW:

+-28---+ +H--28---+
 F--+28---+ +---28---1
 : : :
 : 3 2 3
 3 2 8 2
 2 : : :
 : : : E
 +-15+ +C47+6+7+D8--+6+0---+
 : : :
 : : :
 3 3
 9 9
 : :
 : :
 A :
 +-87 +-8+
 B +-----39-----7 4
 1-----55-----+
 :
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 3
 9
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 A
 +-87 +-8+
 B +-----39-----7 4
 1-----55-----+

TOPO	STREET	UTILITY	ZONING	7.600 ACRES	NBHD
					0071

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ*	=LND-VALUE
1	13IBS-PAVED	1.00AC	16000	1.58	1.00	1.00	25280
2	40HRESIDUAL (CLE	6.60AC	4000	1.58	1.00	1.00	6320

LAND VALUE: 66992

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
2	05BDETGARCD	80* 54	19.50			4320	1.25

OTHER VALUE: 105290

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	HARDIPLK	HEATPUMP	METAL	1.26STHT 'WALL 4 BDRM	

AGR - IMP B+5 AYB 2019 EYB 2019 CS
 DIMENSIONS: A-DU39DL15DU32DR28DD32DR4DU3DR7DU2DR6DD2DR7DD3DR4DU4DR8DD4DR6DD39DL8DD7DL39DU7DL8 B-DD14DR55D
 U14DL8DD7DL39DU7DL8 C-MU39MR13DR4DU3DL4DD3 D-MU39MR37DR4DU3DL4DD3 E-MU39MR69DU32DL28DD28DR8DD4D
 R20 F-MU71ML15DU3DR8DD3DL8 G-MU71ML15DU12DR28DD12DL28 H-MU83MR41DR28DD12DL28DU12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	3418	1.26	79.84	.7167		57.221	4307		246450				
	0110 HEATPUMP			2.00			2.000	3418		6836				
	0111 HARDIPLK							3418						
	4.00 FULL BTH			3000.00			3000.000			12000				
	1.00 FP			3000.00			3000.000			3000				
	1.00 HALF BTH			1800.00			1800.000			1800				
	418.00 ELECTRIC													
	1.00 ADDT FT			300.00			300.000			300				
	418.00 DBLPITCH													
B	81 PORCH	497		31.91	.6640		21.188	497		10530				
C	81 PORCH	12		31.91	.8101		25.850	12		310				
D	81 PORCH	12		31.91	.8101		25.850	12		310				
E	75 GAR FINF	864		29.97	.6887		20.640	864		17832				
F	77 UTILITY	24		27.50	1.0000		27.500	24		660				
G	79 CARPORT-	336		17.50	1.0000		17.500	336		5880				
H	79 CARPORT-	336		17.50	1.0000		17.500	336		5880				

HSF: 4307.00 %COMP: 100 RPCN: 311788 1.31 409221 - - = 388759
 MKT 95.00 STRUCTURE VALUE: 95.01 OGRCN/HSF 90.26 FMV/HSF 388759

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	66992	66992	100%	WD		8814LV/AC
OTHERFEAT	105290	105290	100%	01222019		
STRUCTURE	388759	388759	100%	1847-835		TV/HSF
TOTAL	561041	561041	100%	93000	0603%	SP/HSF

APPRAISED-VALUE: 561041