

+OWNERSHIP 1013848
 OPPER MICHAEL
 3249 DONLIN DRIVE
 WAKE FOREST NC 27587
 DEED: 1922 699

2024 6/13/2024

PROPERTY DESCRIPTION
 1602 CEDAR LANE
 L20K 458 DAYS 6/14

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER
 452516929631
 RECORD NUMBER: 10357
 ROUTE 16100000
 LISTER: LNHCOOKE 6062024
 REVIEW:

1602 CEDAR LN

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2 2
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A
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TOPO	STREET	UTILITY	ZONING	.200 ACRES		NBHD	
			RA6			0213	
NOTES:							
#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%*	=LND-VALUE
1	1L LOT	1.00LT	5000		1.00	1.00	5000
LAND VALUE:							5000
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
		*					
		*					
		*					
		*					
		*					
		*					
OTHER VALUE:							
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD		
CONC-BLK	ASBESTOS	SPACEHTR	COMP SHNG	1.00STHT			
CONIWALL				'WALL			
				2 BDRM			

RES - IMP D AYB 1955 EYB 1952
 DIMENSIONS: A-DU25DR35DD25DL35 B-MR9DD4DR6DU4DL6 C-MR9ML9MU9DL6DU12DR6DD12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	875	1.00	79.84	.9310		74.331	875	1.00	65039				
	0106 SPACEHTR							875						
	0115 ASBESTOS			1.00-			1.000-	875		875-				
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	24	1.00	31.91	.8101		25.850	24	1.00	620				
C	81 PORCH	72	1.00	31.91	.7271		23.201	72	1.00	1670				
			HSF:	875.00		%COMP: 100		RPCN:		69454 .86		59730 - .65-	=	15052
			MKT	72.00		STRUCTURE VALUE:		68.26	OGRCN/HSF			17.20	FMV/HSF	15052

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	5000	5000	100%	WD		25000LV/AC
OTHERFEAT				06032024		
STRUCTURE	15052	15052	100%	2022-303		TV/HSF
TOTAL	20052	20052	100%	485000	0004%	SP/HSF
APPRaised-VALUE:						20052