

+OWNERSHIP 1015512  
SUTTON MELVIN EARL

2024 1/04/2024

PROPERTY DESCRIPTION  
1216 FERNDAL LANE  
1216 FERNDAL LN

TAX SUBDIVISIONS  
KINSTON  
COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO  
452615740702 1  
RECORD NUMBER: 10644  
ROUTE 15043000  
LISTER: LNLEGLISH 5012023  
REVIEW:

1216 FERNDAL LANE  
KINSTON NC 28501  
DEED: 1945 81

1216 FERNDAL LN

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+-----8-----+
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:
:
:
+---8---D+
:
:
1
0
:
:
A
+---8---C+-----33-----+
B :
4 4
+---6---+
  
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TOPO	STREET	UTILITY	ZONING	.250 ACRES	NBHD
			RA6		0202

#	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
60	20CSTRGSHLT	1*	12.50			1	1.00	.01	500

OTHER VALUE: 500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	CENTHEAT	COMPSHNG	1.00STHT	
CONIWALL	BRICK	CENTHEAT		'WALL	
				2 BDRM	

RES - IMP D AYB 1953 EYB 1957  
DIMENSIONS: A-DU25DR33DD25DL33 B-MR17DD4DR6DU4DL6 C-MR17ML17DL8DU10DR8DD10 D-MU10DL8DU5DR8DD5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	825	1.00	79.84	.9217		73.588	825	1.00	60710					
	0107 CENTHEAT			1.00			1.000	825		825					
	0103 BRICK			3.00			3.000	825		2475					
	1.00 FULL BTH			3000.00			3000.000			3000					
B	83 STOOP	24	1.00	14.32	.7695		11.019	24	1.00	264					
C	01 SINGLE F	80	1.00	79.84	.9217		73.588	80	1.00	5887					
	0107 CENTHEAT			1.00			1.000	80		80					
	0103 BRICK			3.00			3.000	80		240					
D	77 UTILITY	40	1.00	27.50	1.0000		27.500	40	1.00	1100					
			HSF:	905.00			%COMP: 100		RPCN:	74581	.86	64139	-.60-	=	16035
			MKT	62.50			STRUCTURE VALUE:		70.87	OGRCN/HSF		17.71	FMV/HSF		16035

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	5000	5000	100%	WD		20000LV/AC
OTHERFEAT	500	500	100%	02012022		
STRUCTURE	16035	16035	100%	1945- 81		TV/HSF
TOTAL	21535	21535	100%	7000	0307%	SP/HSF

APPRaised-VALUE: 21535