

+OWNERSHIP 1013079
 LANSDOWN JOY O BROWN
 LANSDOWN CARL L
 11813 JUDITHS GROVE
 MANASSAS VA 20112
 DEED: 1910 400

2024 1/04/2024

PROPERTY DESCRIPTION
 1407 MCADOO STREET
 1407 MCADOO ST

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER
 452506491395
 RECORD NUMBER: 11389
 ROUTE 6129000
 LISTER: LNLEGLISH 5012023
 REVIEW:

1407 MCADOO ST

+-----27-----+
 : :
 : :
 : :
 : :
 : :
 3 3
 9 9
 : :
 : :
 : :
 A :
 +-----27-----+
 B :
 7 7
 +-----27-----+

TOPO	STREET	UTILITY	ZONING	.180 ACRES	NBHD
			RA6		0204

NOTES:						
#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE	
1	1Q LOT	1.00LT	7500	1.00 1.00	7500	7500

LAND VALUE: 7500

#	OTHER FEAT	SIZE	BASERATE*SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
		*				
		*				
		*				
		*				
		*				

OTHER VALUE:

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

RES - IMP C AYB 1938 EYB 1967
 DIMENSIONS: A-DU39DR27DD39DL27 B-DD7DR27DU7DL27

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY =	COST	OG%	OG RCN	-DEPR%-CND% =	FMV
A	01 SINGLE F	1053	1.00	79.84	.8979		71.688	1053	1.00	75487				
	0107 CENTHEAT			1.00			1.000	1053		1053				
	0115 ASBESTOS			1.00-			1.000-	1053		1053-				
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	189	1.00	31.91	.6658		21.245	189	1.00	4015				
			HSF:	1053.00			%COMP: 100			82502	1.00	82502	-.50-.05 =	25472
			MKT	65.00			STRUCTURE VALUE:			78.34	QGRCN/HSF	24.18	FMV/HSF	25472

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	7500	7500	100%	WD		41666LV/AC
OTHERFEAT			%	03152021		
STRUCTURE	25472	25472	100%	1910-400		TV/HSF
TOTAL	32972	32972	100%	5000	0659%	SP/HSF

APPRAISED-VALUE: 32972