

+OWNERSHIP 1019102
 BERGER ANDRE
 BERGER BARBARA
 312 SHERWOOD AVE
 KINSTON NC 28501
 DEED: 1985 647

2024 1/04/2024

PROPERTY DESCRIPTION
 312 SHERWOOD AVENUE
 L43500/15

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER
 452506478684
 RECORD NUMBER: 11889
 ROUTE 6002000
 LISTER: LNLHOLLO 5022023
 REVIEW:

312 SHERWOOD AV

+-----22-----+
 1 :
 6 : 1
 : 6
 +C-----22-----+
 5 :
 +---17---+
 :
 :
 : 3
 2 : 3
 8 :
 :
 :
 A :
 +---12-2 +---10-+
 +B--17---2
 6 : 6
 +---17---+

TOPO	STREET	UTILITY	ZONING	.250 ACRES	NBHD
			RA6		0204

NOTES:01 SOLD FOR 60000 / 2004

#	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
---	------------	------	-----------	-------	----------	-------	--------	--------	----------

60	27CSTGBLD	1*	1	10.00		1	1.00	.01	500
----	-----------	----	---	-------	--	---	------	-----	-----

OTHER VALUE: 500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BR+FRAME	HEATPUMP	LAMSHNGL	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP C AYB 1955 EYB 1967

DIMENSIONS: A-DU28DR17DU5DR22DD33DL10DD2DL17DU2DL12 B-MR12MD2DR17DD6DL17DU6 C-MD2MR12MR5MU35DR22DU16DL22DD16

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*-CND%*	FMV
A	01 SINGLE F	1236	1.00	79.84	.8774		70.051	1236	1.00	86583				
	0110 HEATPUMP			2.00			2.000	1236		2472				
	0104 BR+FRAME			1.50			1.500	1236		1854				
	1.00 FULL BTH			3000.00			3000.000			3000				
	1.00 FP			3000.00			3000.000			3000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	81 PORCH	102	1.00	31.91	.7271		23.201	102	1.00	2366				
C	85 PATIO-BR	352	1.00	7.50	1.0000		7.500	352	1.00	2640				
	HSF:			1236.00			%COMP: 100	RPCN:		103715	1.00	103715	-.50-.04=	32359
	MKT			65.00			STRUCTURE VALUE:	83.91		OGRCN/HSF		26.18	FMV/HSF	32359

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	7500	7500	100%	WD		40359
OTHERFEAT	500	500	100%	04062023		
STRUCTURE	32359	32359	100%	1985-647		
TOTAL	40359	40359	100%	94000	0042%	

APPRaised-VALUE: 40359