

+OWNERSHIP 1012351
ZANTA AHMED

2024 1/04/2024

PROPERTY DESCRIPTION
2806 FAIRFAX RD 15F
L 195K 11/14

TAX SUBDIVISIONS
KINSTON

MAP NUMBER CARD NO
451607774606 1
RECORD NUMBER: 12105
ROUTE 7047000
LISTER: LNLEGLISH 5012023
REVIEW:

2806 FAIRFAX RD
KINSTON NC 28504
DEED: 1897 891

2806 FAIRFAX RD

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+---20---+
1      4
4      C27--+
+-----42-----++ 2---22-----+---24---+
:
:      D      :
:      :      :
:      :      :
3      :      :
5      :      :
:      5---24---+
:
A +-----43+-----2
+-14-2      +-6B      +---14--+
+E---24---+
:
:      1
:      4
4      :
+---24---+

```

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA8	.660	0238

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	2N LOT	1.10LT	25000		1.00	1.00	27500

#	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	BRICK	HEATPUMP	LAMSHNGL	1.25STHT		
CONIWALL	BRICK	HEATPUMP		'WALL		
				5 BDRM		

RES - IMP C AYB 1989 EYB
DIMENSIONS: A-DU35DR42DU2DR7DD2DR22DD35DL14DU2DL43DD2DL14 B-MR14MU2MR25DD3DL6DU3DR6 C-MU2MR39ML25MD2ML14MU35MR
39DU14DL20DD14DR20 D-MU35MR39MR3MU2MR7MD2MR22DD25DR24DU25DL24 E-MU35MR71MD45DR24DD14DL24DU14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	2413	1.25	79.84	.7567		60.414	3016	.95	173097					
	0110 HEATPUMP			2.00			2.000	2413		4826					
	0103 BRICK			3.00			3.000	2413		7239					
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 FP			3000.00			3000.000			3000					
	1.00 HALF BTH			1800.00			1800.000			1800					
B	81 PORCH	18	1.00	31.91	.8101		25.850	18	1.00	465					
C	84 WOOD DEC	280	1.00	23.27	.4943		11.502	280	1.00	3220					
D	76 GAR FINB	600	1.00	33.17	.7030		23.318	600	1.00	13990					
E	03 LIV AREA	336	1.00	52.06	.7241		37.696	336	1.00	12665					
	0310 HEATPUMP			2.00			2.000	336		672					
	0303 BRICK			1.00			1.000	336		336					
HSF:				3352.00	%COMP: 100			RPCN:		227310	1.00	227310	-.28-	=	144024
MKT				88.00	STRUCTURE VALUE:			67.81	OGRCN/HSF	42.96	FMV/HSF				144024

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	27500	27500	100%	WD		41666LV/AC
OTHERFEAT				10302020		
STRUCTURE	144024	144024	100%	1897-891		TV/HSF
TOTAL	171524	171524	100%	180000	0095%	SP/HSF

APPRAISED-VALUE: 171524