

+OWNERSHIP 1013835 2024 1/04/2024
 KRISTIANSAN RICHARD
 KRISTIANSAN ANDREA
 35 LOCK LOMOND LANE
 MIDDLETOWN NY 10941
 DEED: 1922 542

PROPERTY DESCRIPTION
 2710 WESTBROOKE DR
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TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 451612870053 1
 RECORD NUMBER: 12113
 ROUTE 12135000
 LISTER: LNLEGLISH 5012023
 REVIEW:

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+---16---+
  2      1      +---12--+
  B      2      :
+-----+55-----+-----24-----+
:
:      C      2      :
:      :      5      2
2      :      :      5
6      :      :      :
:      3      :      :
:      3      +F-12-+
A      :      :
+---14---+ +-----24---+
  7      : E      :
+-----41-----D+ 1      1
  7      7 4      4
+-----41-----+
:
+-----24-----+
  
```

TOPO STREET UTILITY ZONING .460 ACRES NBHD
 RA8 0238
 NOTES:

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

LAND VALUE: 25000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	01CDETGAR-F	1*	19.11	1		1	1.00	.01	5000

OTHER VALUE: 5000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	HEATPUMP	METAL	1.50STHT	
CONIWALL	VINYL	HEATPUMP		'WALL	
				3 BDRM	

RES - IMP C AYB 1991 EYB 1992
 DIMENSIONS: A-DU26DR55DD33DL41DU7DL14 B-MU26MR8DU12DR16DD12DL16 C-MU26MR8MR47DD26DR24DU26DL24 D-MU26MR55MD33D
 L41DD7DR41DU7 E-MD7MR55MU5MR5DD14DR24DU14DL24 F-MD2MR60ML5MU2MR24MU7DR12DU25DL12DD25

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1717	1.50	79.84	.7755		61.915	2576	.95	151517					
	0110 HEATPUMP			2.00			2.000	1717		3434					
	0102 VINYL							1717							
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 FP			3000.00			3000.000			3000					
B	84 WOOD DEC	192	1.00	23.27	.4957		11.534	192	1.00	2214					
C	75 GAR FINF	624	1.00	29.97	.7190		21.548	624	1.00	13445					
D	81 PORCH	287	1.00	31.91	.6650		21.220	287	1.00	6090					
E	03 LIV AREA	336	1.00	52.06	.7241		37.696	336	1.00	12665					
	0310 HEATPUMP			2.00			2.000	336		672					
	0302 VINYL			.35			.350	336		117					
F	84 WOOD DEC	300	1.00	23.27	.4943		11.502	300	1.00	3450					
			HSF:	2912.00		%COMP: 100			RPCN:	202605 1.00		202605 - .25-	=	133719	
			MKT	88.00		STRUCTURE VALUE:		69.57	OGRCN/HSF	45.91	FMV/HSF			133719	

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	25000	25000	100%	WD		54347LV/AC
OTHERFEAT	5000	5000	100%	07082021		
STRUCTURE	133719	133719	100%	1922-542		TV/HSF
TOTAL	163719	163719	100%	265000	0061%	SP/HSF

APPRaised-VALUE: 163719