

+OWNERSHIP 39453
 YARUS ROSALYN
 PO BOX 5481
 KINSTON NC 28503
 DEED: 1935 117

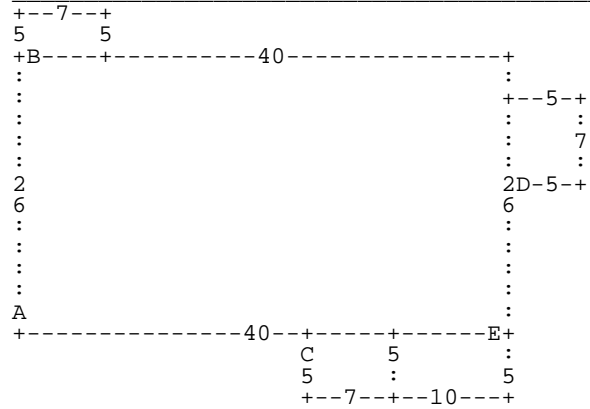
2024 1/04/2024

PROPERTY DESCRIPTION
 802 CARRAWAY DRIVE
 802 CARRAWAY DR
 802 CARRAWAY DR

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER
 452612759546
 RECORD NUMBER: 12708
 ROUTE 12099000
 LISTER: LNLGLISH 5012023
 REVIEW:

CARD NO
 1



TOPO STREET UTILITY ZONING .230 ACRES NBHD
 RA6 0229

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	1V LOT	1.00LT	10000		1.00	1.00	10000

LAND VALUE: 10000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	21CBLDGS-NV	1* 2				2	1.00	.01	

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	FWA/CAC	COMPSHNG	1.00STHT	
CONIWALL				'WALL 3 BDRM	

RES - IMP D AYB 1970 EYB 1982
 DIMENSIONS: A-DU26DR40DD26DL40 B-MU26DR7DU5DL7DD5 C-MU26MD26MR23DD5DR7DU5DL7 D-MR23MR17MU15DR5DU7DL5DD7 E-MU
 15MR40MD15DL10DD5DR10DU5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%	-CND%=-	FMV
A	01 SINGLE F	1040	1.00	79.84	.9052		72.271	1040	1.00	75161					
	0112 FWA/CAC			2.00			2.000	1040		2080					
	0103 BRICK			3.00			3.000	1040		3120					
	1.00 FULL BTH			3000.00			3000.000			3000					
	1.00 HALF BTH			1800.00			1800.000			1800					
B	78 UTILITYB	35	1.00	28.50	1.0000		28.500	35	1.00	997					
C	83 STOOP	35	1.00	14.32	.7695		11.019	35	1.00	385					
D	83 STOOP	35	1.00	14.32	.7695		11.019	35	1.00	385					
E	84 WOOD DEC	50	1.00	23.27	.8281		19.269	50	1.00	963					
			HSF:	1040.00			%COMP: 100			87891	.86	75586	-.35-	=	43480
			MKT	88.50			STRUCTURE VALUE:			72.67	OGRCN/HSF	41.80	FMV/HSF		43480

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	10000	10000	100%	WD		43478LV/AC
OTHERFEAT				11032021		
STRUCTURE	43480	43480	100%	1935-117		TV/HSF
TOTAL	53480	53480	100%	48000	0111%	SP/HSF

APPRAISED-VALUE: 53480