

+OWNERSHIP 1003098
MOORE ORLANDER

2024 1/04/2024

PROPERTY DESCRIPTION
KINGWOOD FOREST 3 A
SOLD 06/30/2006 FOR 87000
SOLD 08/07/2007 FOR 88500

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
453513149427
RECORD NUMBER: 12817
ROUTE 13025000
LISTER: LNLEGLISH 5012023
CARD NO
1
REVIEW:

21641 TRAIL RIDGE DR
ESCONDIDO CA 92029-4826
DEED: 1810 11

2108 TOWER HILL RD

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+-----52-----+
:
: +--10--+
: : 1
: : 0
: :
2 C :
4 2--10--+
: : 4
: :
: :
A :
+-----52-----+B-----+
: 6
: 6
+--8--+

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TOPO	STREET	UTILITY	ZONING	.300 ACRES	NBHD
			RA8		0217

#	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
		*					
		*					
		*					
		*					
		*					
		*					

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BR+VINYL	GAS-PACK	COMP SHNG	1.00STHT	
CONIWALL				3 BDRM	

RES - IMP C AYB 2000 EYB 1982
DIMENSIONS: A-DU24DR52DD24DL52 B-MR31DR8DD6DL8DU6 C-MR31MR21MU11DU10DR10DD10DL10

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1248	1.00	79.84	.8774		70.051	1248	1.00	87423				
	0111 GAS-PACK			2.00			2.000	1248		2496				
	0105 BR+VINYL			1.50			1.500	1248		1872				
	2.00 FULL BTH			3000.00			3000.000			6000				
B	81 PORCH	48	1.00	31.91	.8101		25.850	48	1.00	1240				
C	84 WOOD DEC	100	1.00	23.27	.6119		14.238	100	1.00	1423				
			HSF:	1248.00			%COMP: 100		RPCN:	100454 1.00		100454 - .35-	=	45707
			MKT	70.00			STRUCTURE VALUE:		80.49	OGRCN/HSF		36.62	FMV/HSF	45707

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	10000	10000	100%	WD		55707
OTHERFEAT			%	08222017		
STRUCTURE	45707	45707	100%	1810- 11		
TOTAL	55707	55707	100%	40000	0139%	
						APPRaised-VALUE: 55707