

+OWNERSHIP 26394 2024 1/04/2024
 MACK INVESTMENTS LLC
 219 WEST LN
 TRENTON NC 28585
 DEED: 1741 865

PROPERTY DESCRIPTION
 2300 BRIARFIELD ROAD
 2300 BRIARFIELD RD
 2300 BRIARFIELD RD

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER 452615536545
 RECORD NUMBER: 13041
 ROUTE 15164000
 LISTER: LNLEGLISH 5012023
 REVIEW:

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+---16---+---15---+
1         1         63+
:         :         :
E         1         :
65--+ +---+25---+ :
D 6 6         :
+---16---+ :
:         :         :
:         :         :
3         :         :
4         :         :
:         :         :
+6--+ :         :
6 :         :         :
+6CA :         :
+-----59-----+
:         :         :
:         8         8
+---15---+
  
```

TOPO STREET UTILITY ZONING .280 ACRES NBHD
 RA6 0202
 NOTES:01 02/100AC FR RN13042 FOR 2

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1L LOT	1.00LT	5000		1.00	1.00	5000

LAND VALUE: 5000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	45CPool-VNL	1*	20.00			1	1.00	.01	3000

OTHER VALUE: 3000

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

RES - IMP D AYB 1953 EYB 1957
 DIMENSIONS: A-DU34DR16DU6DR25DU11DR15DD6DR3DD45DL59 B-MR59DD8DL15DU8DR15 C-MR59ML59MU4DL6DU6DR6DD6 D-MU4MU30MR
 7DU6DR5DD6DL5 E-MU34MR7MR9MU6MR9DU11DR16DD11DL16 F-MU40MR25MR16MU11MR15MD6MR3MD18DR6DD6DL6DU6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	2444	1.00	79.84	.7944		63.424	2444	1.00	155008					
	0112 FWA/CAC			2.00			2.000	2444		4888					
	0102 VINYL							2444							
	3.00 FULL BTH			3000.00			3000.000			9000					
B	81 PORCH	120	1.00	31.91	.6921		22.084	120	1.00	2650					
C	83 STOOP	36	1.00	14.32	.7695		11.019	36	1.00	396					
D	83 STOOP	30	1.00	14.32	.7695		11.019	30	1.00	330					
E	84 WOOD DEC	176	1.00	23.27	.4957		11.534	176	1.00	2029					
F	83 STOOP	36	1.00	14.32	.7695		11.019	36	1.00	396					
			HSF:	2444.00		%COMP: 100				174697	.86	150239	-.60-	.07=	34931
			MKT	62.50		STRUCTURE VALUE:		61.47		OGRCN/HSF		14.29		FMV/HSF	34931

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	5000	5000	100%			17857LV/AC
OTHERFEAT	3000	3000	100%	00000000		
STRUCTURE	34931	34931	100%	-		TV/HSF
TOTAL	42931	42931	100%		0000%	SP/HSF

APPRAISED-VALUE: 42931