

+OWNERSHIP 1015651 2024 1/04/2024
 DINUNZIO DAMION
 DINUNZIO VICTORIA
 261 DAHLIA ST
 KINSTON NC 28504
 DEED: 1947 198

PROPERTY DESCRIPTION
 261 DAHLIA ST LOT 30C
 L84900 7/16
 261 DAHLIA ST

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER CARD NO
 450302784009 1
 RECORD NUMBER: 17452
 ROUTE 2219000
 LISTER: LNLEGLISH 5012023
 REVIEW:

+--11--+
 : :
 1 1
 8 8
 F :
 +-77 +-11--+
 7 E : 6
 +7---+9---+ +-----29-----+
 : : : :
 1 1 1 : :
 6 6 6 : :
 : D : :
 +-11--9-C+ : 0
 : : : :
 A : :
 +---15---+B5+---20---+
 6 6
 +-5+

TOPO STREET UTILITY ZONING .460 ACRES NBHD
 0124

NOTES:01 ADDED HEAT PUMP FOR 2013

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	2A LOT	1.00LT	12000	1.00 1.00	12000

LAND VALUE: 12000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
60	78CMETALCAR	1* 2	5.00			2	1.00 .01 1000
		*					
		*					
		*					
		*					
		*					
		*					

OTHER VALUE: 1000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	HEATPUMP	LAMSHNGL	1.00STHT	
CONIWALL	VINYL	HEATPUMP		'WALL	
	VINYL	HEATPUMP		3 BDRM	1.00LFUF

RES - IMP C AYB 1958 EYB 1985
 DIMENSIONS: A-DU36DR11DD6DR29DD30DL20DU2DL5DD2DL15 B-MR15MU2DR5DD6DL5DU6 C-MU2MR15MD2ML15MU13DL9DU16DR9DD16 D-MU
 13ML9DU16DL11DD16DR11 E-MU13ML9MU16ML4DU7DL7DD7DR7 F-MU29ML13MR13MU8DU18DR11DD18DL11

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1256	1.00	79.84	.8350		66.666	1256	1.00	83732				
	0110 HEATPUMP			2.00			2.000	1256		2512				
	0103 BRICK			3.00			3.000	1256		3768				
	1.00 FULL BTH			3000.00			3000.000			3000				
B	83 STOOP	30	1.00	14.32	.7695		11.019	30	1.00	330				
C	01 SINGLE F	144	1.00	79.84	.8350		66.666	144	1.00	9599				
	0110 HEATPUMP			2.00			2.000	144		288				
	0102 VINYL							144						
D	01 SINGLE F	176	1.00	79.84	.8350		66.666	176	1.00	11733				
	0110 HEATPUMP			2.00			2.000	176		352				
	0102 VINYL							176						
E	01 SINGLE F	49	1.00	79.84	.8350		66.666	49	1.00	3266				
	0110 HEATPUMP			2.00			2.000	49		98				
	0102 VINYL							49						
F	77 UTILITY	198	1.00	27.50	1.0000		27.500	198	1.00	5445				
			HSF:	1625.00		%COMP: 100			RPCN:	124123 1.00		124123 - .32-	=	65835
			MKT	78.00		STRUCTURE VALUE:		76.38	OGRCN/HSF			40.51	FMV/HSF	65835

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	12000	12000	100%	WD		26086LV/AC
OTHERFEAT	1000	1000	100%	02232022		
STRUCTURE	65835	65835	100%	1947-198		TV/HSF
TOTAL	78835	78835	100%	144000	0054%	SP/HSF

APPRAISED-VALUE: 78835