

+OWNERSHIP 1003100 2024 1/04/2024  
 CORDOVA RUBI SANTIAGO

PROPERTY DESCRIPTION  
 447 GROFF DR  
 DWMH/REAL PROPERTY

TAX SUBDIVISIONS  
 NEUSE  
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER 450302667840 CARD NO 1  
 RECORD NUMBER: 17626  
 ROUTE 2283000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

2839 HILL FAMILY RD  
 KINSTON NC 28504  
 DEED: 1784 146

447 GROFF DR

```

+---15---+
0         1
B         0
+-----56-----+
:         :
:         :
:         :
2         2
6         6
:         0
:         :
:         :
:         D
A         :
+-----16-----+
+-----56-----+
C         4
4-6-+
  
```

TOPO STREET UTILITY ZONING .360 ACRES NBHD  
 UNPAVED 0124

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	2A LOT	.90LT	12000	1.00 .80	9600 8640

LAND VALUE:

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
61	27CSTGBLD	1* 1	10.00			1	1.00	.01	1000
62	50CCL-FENCE	1* 1	10.12			1	1.00	.01	500
		*							
		*							
		*							
		*							
		*							

OTHER VALUE:

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

RES - IMP D AYB 1985 EYB 1997  
 DIMENSIONS: A-DU26DR56DD26DL56 B-MR16MU26DU10DR15DD10DL15 C-MU26MR16MD26DD4DR6DU4DL6 D-MR16MR40MU3DU20DR16DD20DL

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	08 MOBILE H	1456	1.00	43.51	.8161		35.508	1456	1.00	51699					
	0812 FWA/CAC			2.00			2.000	1456		2912					
	0802 VINYL							1456							
	2.00 FULL BTH			1750.00			1750.000			3500					
B	81 PORCH	150	1.00	31.91	.6921		22.084	150	1.00	3312					
C	83 STOOP	24	1.00	14.32	.7695		11.019	24	1.00	264					
D	81 PORCH	320	1.00	31.91	.6650		21.220	320	1.00	6790					
E	87 MH SKIRT	164	1.00	15.50	1.0000		15.500	164	1.00	2542					
			HSF:	1456.00			%COMP: 100			71019	.86	61076	-.50-	=	23819
			MKT	78.00			STRUCTURE VALUE:		41.94	OGRCN/HSF		16.35	FMV/HSF		23819

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8640	8640	100%	UNK		24000LV/AC
OTHERFEAT	1500	1500	100%	09162016		
STRUCTURE	23819	23819	100%	1784-146		TV/HSF
TOTAL	33959	33959	100%	34000	0099%	SP/HSF

APPRAISED-VALUE: 33959