

+OWNERSHIP 1002664 2024 1/04/2024
 PITTMAN JONATHAN O'NEAL

PROPERTY DESCRIPTION
 2107 CRESCENT DR
 2107 CRESCENT DR

TAX SUBDIVISIONS
 FALLING CREEK
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER 450601183284
 CARD NO 1
 RECORD NUMBER: 1788
 ROUTE 1025000
 LISTER: LNLEGLISH 5012023
 REVIEW:

2107 CRESCENT DR
 KINSTON NC 28504
 DEED: 1804 125

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+-----20-----+-----50-----+
7 :
+-----20-----D+
: :
: : 2
: : 3
: :
2 :
0 : A
: : +B-----24-----+
: : 4
+-----20-----C+-----24-----9
: :
+-----26-----+
  
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2107 CRESCENT DR
 TOPO STREET UTILITY ZONING .600 ACRES NBHD
 0009

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	2D LOT	1.00LT	15000		1.00	1.00	15000

LAND VALUE: 15000

#	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	BRICK	FWA/CAC	COMP SHNG	1.00STHT	
CONIWALL				3 BDRM	1.00LFUF

RES - IMP C AYB 1972 EYB 1987

DIMENSIONS: A-DU23DR50DD32DL26DU9DL24 B-DR24DD4DL24DU4 C-MD4DL20DU20DR20DD20 D-MD4MU20DL20DU7DR20DD7

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	1384	1.00	79.84	.8595		68.622	1384	1.00	94972				
	0112 FWA/CAC			2.00				1384		2768				
	0103 BRICK			3.00			3.000	1384		4152				
	2.00 FULL BTH			3000.00			3000.000			6000				
B	81 PORCH	96	1.00	31.91	.7271		23.201	96	1.00	2227				
C	79 CARPORT-	400	1.00	17.50	1.0000		17.500	400	1.00	7000				
D	78 UTILITYB	140	1.00	28.50	1.0000		28.500	140	1.00	3990				
				HSF: 1384.00			%COMP: 100			RPCN: 121109 1.00		121109 - .30-	=	86896
				MKT 102.50			STRUCTURE VALUE:			87.50	OGRCN/HSF	62.78	FMV/HSF	86896

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	15000	15000	100%	WD		25000LV/AC
OTHERFEAT				06022017		
STRUCTURE	86896	86896	100%	1804-125		TV/HSF
TOTAL	101896	101896	100%	82000	0124%	SP/HSF

APPRAISED-VALUE: 101896