

+OWNERSHIP 1008855
 BOYETTE MELISSA C
 MAYNARD JEFFREY BRYAN
 1445 PATTERSON RD
 KINSTON NC 28504
 DEED: 1856 142

2024 1/04/2024

PROPERTY DESCRIPTION
 SR 1907 E 15 SOUTHWEST P
 1445 PATTERSON RD

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SOUTHWOOD FIRE

MAP NUMBER
 451300301284
 RECORD NUMBER: 18032
 ROUTE 68000
 LISTER: LNLEGLISH 5012023
 REVIEW:

1445 PATTERSON RD

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+--4+-----43-----+
+-----26-----+ 8
:
: +E4+
:
: 1
2 +-59
3 1
: 0
: C
+-----21-----D+5-A
      +-----+B+-----47-----+
          5 5
          +-5+
  
```

TOPO STREET UTILITY ZONING .560 ACRES NBHD 0038

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13HBS-PAVED	.56AC	15000	1.44	1.00	1.00	21600 12096

LAND VALUE: 12096

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	78CMETALCAR	1*	5.00	1		1	1.00	.01	500
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR	- RESIDENTIAL	- STD
BRICK	BRICK	ELECT-BB	COMP SHNG	1.00STHT			
CONIWALL				'WALL			
				4 BDRM	1.00LFUF		

RES - IMP D AYB 1971 EYB 1982
 DIMENSIONS: A-DU19DR4DU8DR43DD27DL47 B-MR10DR5DD5DL5DU5 C-MR10ML10MU1DU10DL5DD10DR5 D-MU1ML5DL21DU23DR26DD13DL
 5DD10 E-MU1ML5MR5MU18DR4DU8DL4DD8

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%	-CND% =	FMV
A	01 SINGLE F	1237	1.00	79.84	.8774		70.051	1237	1.00	86653					
	0102 ELECT-BB			.75			.750	1237		927					
	0103 BRICK			3.00			3.000	1237		3711					
	1.00 FULL BTH			3000.00			3000.000			3000					
	1.00 HALF BTH			1800.00			1800.000			1800					
B	81 PORCH	25	1.00	31.91	.8101		25.850	25	1.00	646					
C	81 PORCH	50	1.00	31.91	.8101		25.850	50	1.00	1292					
D	80 CANOPY	548	1.00	10.00	1.0000		10.000	548	1.00	5480					
E	78 UTILITYB	32	1.00	28.50	1.0000		28.500	32	1.00	912					
			HSF:	1237.00			%COMP: 100			RPCN: 104421	.86	89802	- .35-	=	58372
							STRUCTURE VALUE:	72.59		OGRCN/HSF		47.18	FMV/HSF		58372

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	12096	12096	100%	WD		21600LV/AC
OTHERFEAT	500	500	100%	05152019		
STRUCTURE	58372	58372	100%	1856-142		TV/HSF
TOTAL	70968	70968	100%	65000	0109%	SP/HSF

APPRAISED-VALUE: 70968