

+OWNERSHIP 1010784 2024 1/04/2024
 THIGPEN JUSTIN
 THIGPEN HEATHER
 291 JOE NUNN RD
 KINSTON NC 28504
 DEED: 1873 431

PROPERTY DESCRIPTION
 SR 1149
 291 JOE NUNN RD
 291 JOE NUNN RD

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER 450300942666
 RECORD NUMBER: 18099
 ROUTE 256000
 LISTER: LNLEGLISH 5012023
 CARD NO 1
 REVIEW:

I---25+---+
 2 1
 H 2
 +8-+-25-+-
 +-14-+-5+9 : 9
 : 3G+3 +-17-D+
 : 3 :
 2 1 2 2
 6 7 : 3
 : 36 :
 +---+---22--F+8E+---C++
 : :
 : :
 2 2
 6 6
 : :
 A :
 +-13-+-16-4B--16-+-13-+

TOPO	STREET	UTILITY	ZONING	1.300 ACRES	NBHD
					0038

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%*	=LND-VALUE
1	13HBS-PAVED	1.00AC	15000	1.00	1.00	1.00	15000
2	40HRESIDUAL (CLE	.30AC	4000	1.00	1.00	1.00	1200

LAND VALUE: 16200

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	45CPOOL-VNL	1* 1	20.00			1	1.00	.01	5000
61	01CDETGAR-F	1* 1	19.11			1	1.00	.01	4500

OTHER VALUE: 9500

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

RES - IMP B-5 AYB 1984 EYB
 DIMENSIONS: A-DU26DR62DD26DL13DD2DL16DU2DL4DD2DL16DU2DL13 B-MR13MD2MR16MU2DR4DD4DL4DU4 C-MR29MR4MD2MR16MU2
 MR13MU26ML3DL17DU23DR17DD23 D-MU26MR59MU23DL17DU9DR17DD9 E-MU49MR59MD23ML17DL8DU6DL3DU17DR3DU9DR
 8DD32 F-MU26MR42ML8DL22DU26DR14DD3DR5DD17DR3DD6 G-MU26MR34MU6ML3MU17DL5DU3DR5DD3 H-MU49MR31MR3M

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1676	1.00	79.84	.7671		61.245	1676	1.00	102646					
	0110 HEATPUMP			2.00			2.000	1676		3352					
	0102 VINYL							1676							
	3.00 FULL BTH			3000.00			3000.000			9000					
	1.00 FP			3000.00			3000.000			3000					
B	81 PORCH	16	1.00	31.91	.8101		25.850	16	1.00	413					
C	79 CARPORT-	391	1.00	17.50	1.0000		17.500	391	1.00	6842					
D	77 UTILITY	153	1.00	27.50	1.0000		27.500	153	1.00	4207					
E	02 SEMI-FIN	307	1.00	34.97	.7257		25.377	307	1.00	7790					
	0210 HEATPUMP			2.00			2.000	307		614					
	0202 VINYL			1.00			1.000	307		307					
F	01 SINGLE F	497	1.00	79.84	.7671		61.245	497	1.00	30438					
	0110 HEATPUMP			2.00			2.000	497		994					
	0102 VINYL							497							
G	81 PORCH	15	1.00	31.91	.8101		25.850	15	1.00	387					
H	01 SINGLE F	300	2.00	79.84	.7671		61.245	600	.95	34909					
	0110 HEATPUMP			2.00			2.000	300		600					
	0102 VINYL							300							
I	84 WOOD DEC	64	1.00	23.27	.6119		14.238	64	1.00	911					
			HSF:	3080.00			%COMP: 100		RPCN:	206410 1.18		245111 - .33-	=		164225
							STRUCTURE VALUE:			79.58	OGRCN/HSF	53.31	FMV/HSF		164225

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	16200	16200	100%	WD		189925
OTHERFEAT	9500	9500	100%	12272019		
STRUCTURE	164225	164225	100%	1873-431		
TOTAL	189925	189925	100%	202000	0094%	
						12461LV/AC
						TV/HSF
						SP/HSF
						APPRAISED-VALUE: 189925