

+OWNERSHIP 15878  
DAVIS HOSEA

2024 1/04/2024

PROPERTY DESCRIPTION  
482 KORNEGAY ST  
482 KORNEGAY ST

TAX SUBDIVISIONS  
NEUSE  
COUNTY/SANDY BOTTOM FIRE

MAP NUMBER  
450302792338  
RECORD NUMBER: 18504  
ROUTE 2057000  
LISTER: LNLEGLISH 5012023  
CARD NO  
1  
REVIEW:

208 W HIGHLAND AVE  
KINSTON NC 28501  
DEED: 1905 823

482 KORNEGAY ST

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+-----20-----+ +----15----+
1          1      :          :
0          0--8-1  :          1
+D-----20-----+ 2          2
:          :          :
:          :          :
:          :          :
2          2          :
4          4          :
+4+       :          :
6 :       :          :
: C       :          :
+4+       B          :
+-----20-----+ :
:GA----18----+  :
+-----18-----3-----28-----+

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TOPO	STREET	UTILITY	ZONING	.690 ACRES	NBHD
					0124

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	2A LOT	1.10LT	12000		1.00	1.00	12000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	20CSTRGSHLT	1* 1	12.50			1	1.00	.01	4000
61	78CMETALCAR	1* 1	5.00			1	1.00	.01	500
62	27CSTGBLD	1* 1	10.00			1	1.00	.01	500
63	50CCL-FENCE	1* 1	10.12			1	1.00	.01	1000
		*							
		*							
		*							
		*							

OTHER VALUE: 6000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BR+FRAME	GAS-PACK	COMPSHNG	1.00STHT	
CONIWALL	BR+FRAME	GAS-PACK		'WALL	
				3 BDRM	1.00LFUF

RES - IMP C AYB 1975 EYB 1982

DIMENSIONS: A-DR18DD3DR28DU27DL46DD24 B-MU3DU24DL20DD24DR20 C-MU3ML20MU3DU6DL4DD6DR4 D-MU6ML20MU21DR20DU10DL  
20DD10 E-MU27ML20MR20MD3DR8DU7DL8DD7 F-MU24MR8DR15DU12DL15DD12 G-MU24MR8ML8MD24DR18DD3DL18DU3

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1188	1.00	79.84	.8306		66.315	1188	1.00	78782					
	0111 GAS-PACK			2.00			2.000	1188		2376					
	0104 BR+FRAME			1.50			1.500	1188		1782					
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 FP			3000.00			3000.000			3000					
B	01 SINGLE F	480	1.00	79.84	.8306		66.315	480	1.00	31831					
	0111 GAS-PACK			2.00			2.000	480		960					
	0104 BR+FRAME			1.50			1.500	480		720					
C	81 PORCH	24	1.00	31.91	.8101		25.850	24	1.00	620					
D	84 WOOD DEC	200	1.00	23.27	.4957		11.534	200	1.00	2306					
E	78 UTILITYB	56	1.00	28.50	1.0000		28.500	56	1.00	1596					
F	85 PATIO-BR	180	1.00	7.50	1.0000		7.500	180	1.00	1350					
G	81 PORCH	54	1.00	31.91	.8101		25.850	54	1.00	1395					
				HSF: 1668.00			%COMP: 100			RPCN: 132718	1.00	132718	-.35-	=	67288
				MKT 78.00			STRUCTURE VALUE:			79.56	OGRCN/HSF	40.34	FMV/HSF		67288

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	13200	13200	100%	WD		19130LV/AC
OTHERFEAT	6000	6000	100%	01282021		
STRUCTURE	67288	67288	100%	1905-823		TV/HSF
TOTAL	86488	86488	100%	60000	0144%	SP/HSF

APPRAISED-VALUE: 86488