

+OWNERSHIP 1004728
TURNAGE AARON

2024 1/04/2024

PROPERTY DESCRIPTION
475 PEAR ST
475 PEAR ST

TAX SUBDIVISIONS
NEUSE
COUNTY/SANDY BOTTOM FIRE

MAP NUMBER
450302771725
RECORD NUMBER: 18901
ROUTE 2247000
LISTER: LNLEGLISH 5012023
REVIEW:

475 PEAR ST
KINSTON NC 28504
DEED: 1824 125

475 PEAR ST

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+-----13-----+-----45-----+
+---13---+
:
:
9
:
:
+---13---E2
4 D 5
+-6--+
:
:
1 A
5 +B--10--+
:
:
: 6 6 +-----29-----+
+---13---C+---10---+6-2
  
```

TOPO	STREET	UTILITY	ZONING	.450 ACRES	NBHD
					0124

NOTES:

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

LAND VALUE:

12000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
60	27CSTGBLD	1* 1	10.00			1	1.00 .01 500
61	77CMETALGAR	1* 1	10.00			1	1.00 .01 2000
62	50CCL-FENCE	1* 1	10.12			1	1.00 .01 1000
		*					
		*					
		*					
		*					

OTHER VALUE:

3500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	HEATPUMP	COMPSHNG	1.00STHT	
CONIWALL				'WALL 3 BDRM	

RES - IMP C AYB 1958 EYB 1982
DIMENSIONS: A-DU25DR45DD29DL29DD2DL6DU6DL10 B-DR10DD6DL10DU6 C-MD6DL13DU15DR6DU4DR7DD19 D-MD6ML7MU15DU4DL6D
D4DR6 E-MU9ML7MR7MU4DL13DU9DR13DD9

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1277	1.00	79.84	.8714		69.572	1277	1.00	88843				
	0110 HEATPUMP			2.00			2.000	1277		2554				
	0103 BRICK			3.00			3.000	1277		3831				
	1.00 FULL BTH			3000.00			3000.000			3000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	81 PORCH	60	1.00	31.91	.8101		25.850	60	1.00	1551				
C	75 GAR FINF	223	1.00	29.97	.9090		27.242	223	1.00	6074				
D	78 UTILITYB	24	1.00	28.50	1.0000		28.500	24	1.00	684				
E	88 CONCRETE	117	1.00	4.25	.9847		4.184	117	1.00	489				
				HSF: 1277.00			%COMP: 100			RPCN: 108826 1.00		108826 - .35-	=	55174
				MKT 78.00			STRUCTURE VALUE:			85.22 OGRCN/HSF		43.20 FMV/HSF		55174

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	12000	12000	100%	WD		26666LV/AC
OTHERFEAT	3500	3500	100%	03072018		
STRUCTURE	55174	55174	100%	1824-125		TV/HSF
TOTAL	70674	70674	100%	79000	0089%	SP/HSF

APPRAISED-VALUE: 70674