

+OWNERSHIP 1006666
 STANLEY CHARLES L
 STANLEY BONITA K
 217 FORDHAM LN
 KINSTON NC 28504
 DEED: 1834 473

2024 1/04/2024

PROPERTY DESCRIPTION
 217 FORDHAM LN
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TAX SUBDIVISIONS
 NEUSE
 COUNTY/SOUTHWOOD FIRE

MAP NUMBER
 451416820922
 RECORD NUMBER: 18942
 ROUTE 16073000
 LISTER: LNLEGLISH 5012023
 REVIEW:

CARD NO
 1

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+-----15-----+-----16-----+
:                   1                   :
1                   2                   1
2                   C                   2
:                   D                   :
+-----+-----16-----+-----+
:
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:
2
4
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:
:
A
+-----25-----1-5+-----34-----+

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TOPO	STREET	UTILITY	ZONING	.460 ACRES	NBHD
FLOODZNE	PRIVATE		RA6		0038

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	14HBS-DIRT	.46AC	12750	1.55	1.00	1.00	9090

LAND VALUE: 9090

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	78CMETALCAR	1* 1	5.00			1	1.00	.01	1000
61	20CSTRGSHLT	1* 1	12.50			1	1.00	.01	1000
63	78CMETALCAR	1* 1	5.00			1	1.00	.01	500
64	17CFRM-BLDG	1* 1	15.00			1	1.00	.01	2500
65	51CPVCFENCE	1* 1	12.71			1	1.00	.01	500

OTHER VALUE: 5500

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

RES - IMP D AYB 1984 EYB
 DIMENSIONS: A-DU24DR64DD24DL34DU1DL5DD1DL25 B-MR25DU1DR5DD1DL5 C-MR25ML25MU24MR30DU12DR16DD12DL16 D-MU24MR30
 DU12DL15DD12DR15

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	08 MOBILE H	1531	1.00	43.51	.7565		32.915	1531	1.00	50392					
	0810 HEATPUMP			2.00			2.000	1531		3062					
	0802 VINYL							1531							
	1.00 FULL BTH			1750.00			1750.000			1750					
	1.00 HALF BTH			1050.00			1050.000			1050					
B	81 PORCH	5	1.00	31.91	1.0000		31.910	5	1.00	159					
C	09 MOBILE H	192	1.00	35.00	1.0000		35.000	192	1.00	6720					
	0910 HEATPUMP			2.00			2.000	192		384					
	0902 VINYL							192							
D	81 PORCH	180	1.00	31.91	.6658		21.245	180	1.00	3824					
E	87 MH SKIRT	176	1.00	15.50	1.0000		15.500	176	1.00	2728					
				HSF:	1723.00	%COMP: 100		RPCN:		70069	.86	60259	-.64-	=	21694
STRUCTURE VALUE:										34.97	OGRCN/HSF	12.59	FMV/HSF		21694

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	9090	9090	100%	WD		19760LV/AC
OTHERFEAT	5500	5500	100%	07172018		
STRUCTURE	21694	21694	100%	1834-473		TV/HSF
TOTAL	36284	36284	100%	76000	0047%	SP/HSF

APPRAISED-VALUE: 36284