OWNERSHIP 1012196 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
LEWIS OLIVIA A	321 GARDENIA ST	NEUSE	450302885369	1
	321 GARDENIA ST		RECORD NUMBER: 19176	
321 GARDENIA ST		COUNTY/SANDY BOTTOM FIRE	ROUTE 2151000	
KINSTON NC 28504			LISTER: LNLENGLISH 5012023	
DEED: 1895 166	321 GARDENIA ST		REVIEW:	

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+------------43------------+--12--+-7-+F--12--+
:                         5E-12--+D7-+       :
:                            :       :       :
:                            :       2       2
:                            :       1       1
3                            2       :       :
3                            3       :       :
:                            :       +---12--+
:         +---------32+-------+       :
:         1           6      :       :
:         0           +B--12--+C--14--+
A         :
+----16---+
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TOPO	STREET	UTILITY	ZONING	.490 ACRES	NBHD
					0124

NOTES:

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

LAND VALUE: 12000

#	OTHER FEAT	SIZE		BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
60	27CSTGBLD	1*	1	10.00			1	1.00	.01	1500
		*								
		*								
		*								
		*								
		*								
		*								
		*								

OTHER VALUE: 1500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	FWA/CAC	COMPSHNG	1.00STHT	
CONIWALL	VINYL	FWA/CAC		'WALL	
	VINYL	FWA/CAC		3 BDRM	1.00LFUF

RES - IMP C AYB 1957 EYB 1982

DIMENSIONS: A-DU33DR43DD5DR5DD18DL32DD10DL16 B-MR36MU4DR12DU6DL12DD6 C-MU4MR36MR12MU1DR14DU23DL14DD23 D-MU5M
R48MR7MU23DR7DU5DL7DD5 E-MU28MR55ML12DR12DU5DL12DD5 F-MU28MR43MR19MU5DR12DD21DL12DU21

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1239	1.00	79.84	.8155		65.109	1239	1.00	80670				
	0112 FWA/CAC			2.00			2.000	1239		2478				
	0102 VINYL							1239						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	72	1.00	31.91	.7271		23.201	72	1.00	1670				
C	01 SINGLE F	322	1.00	79.84	.8155		65.109	322	1.00	20965				
	0112 FWA/CAC			2.00			2.000	322		644				
	0102 VINYL							322						
D	01 SINGLE F	35	1.00	79.84	.8155		65.109	35	1.00	2278				
	0112 FWA/CAC			2.00			2.000	35		70				
	0102 VINYL							35						
E	01 SINGLE F	60	1.00	79.84	.8155		65.109	60	1.00	3906				
	0112 FWA/CAC			2.00			2.000	60		120				
	0102 VINYL							60						
F	01 SINGLE F	252	1.00	79.84	.8155		65.109	252	1.00	16407				
	0112 FWA/CAC			2.00			2.000	252		504				
	0102 VINYL							252						

HSF: 1908.00 %COMP: 100 RPCN: 132712 1.00 132712 - .35- = 67285
MKT 78.00 STRUCTURE VALUE: 69.55 QGRCN/HSF 35.26 FMV/HSF 67285

VALUATION			VALUE	PREV-VAL.	P-N%		S-N%		TOTAL VALUE	80785
LAND			12000	12000	100%	WD		24489LV/AC		
OTHERFEAT			1500	1500	100%	10022020				
STRUCTURE			67285	67285	100%	1895-166		TV/HSF		
TOTAL			80785	80785	100%	98000	0082%	SP/HSF		

APPRAISED-VALUE: 80785