

+OWNERSHIP 1001249
 ROWSEY MINDY GAIL
 ROWSEY THOMAS
 251 CENTRAL AVE
 KINSTON NC 28504
 DEED: 1780 660

2024 1/04/2024

PROPERTY DESCRIPTION
 251 CENTRAL AV
 251 CENTRAL AV

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SOUTHWOOD FIRE

MAP NUMBER CARD NO
 451301292656 1
 RECORD NUMBER: 19256
 ROUTE 1058000
 LISTER: LNLEGLISH 5012023
 REVIEW:

251 CENTRAL AV

-----43-----+-----8-----+
 : D :
 : 7 :
 : +---4---+12---+
 : :
 : :
 2 :
 5 :
 : 1 :
 : 8 :
 : :
 : :
 A C
 +-----39-----+-----12-----+
 B 5
 5-----13-----+

TOPO STREET UTILITY ZONING .470 ACRES NBHD
 0038

NOTES:01 ADJ LOT SIZE FOR 2015

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13HBS-PAVED	.47AC	15000	1.54	1.00	1.00	23100 10857

LAND VALUE: 10857

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	ELECT-BB	COMP SHNG	1.00STHT	
CONIWALL				3 BDRM	1.00LFUF

RES - IMP C AYB 1979 EYB 1995

DIMENSIONS: A-DU25DR43DD7DL4DD18DL39 B-MR24DD5DR13DU5DL13 C-MR24MR15DU18DR12DD18DL12 D-MR39MR4MU25DD7DR8DU7D

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1003	1.00	79.84	.9052		72.271	1003	1.00	72487				
	0102 ELECT-BB			.75			.750	1003		752				
	0103 BRICK			3.00			3.000	1003		3009				
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	65	1.00	31.91	.7271		23.201	65	1.00	1508				
C	79 CARPORT-	216	1.00	17.50	1.0000		17.500	216	1.00	3780				
D	78 UTILITYB	56	1.00	28.50	1.0000		28.500	56	1.00	1596				
			HSF:	1003.00			%COMP: 100			86133	1.00	86133	-.22-	= 67184
							RPCN:			85.87	OGRCN/HSF	66.98	FMV/HSF	67184

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	10857	10857	100%	WD		23100LV/AC
OTHERFEAT				07292016		
STRUCTURE	67184	67184	100%	1780-660		TV/HSF
TOTAL	78041	78041	100%	79000	0098%	SP/HSF

APPRAISED-VALUE: 78041