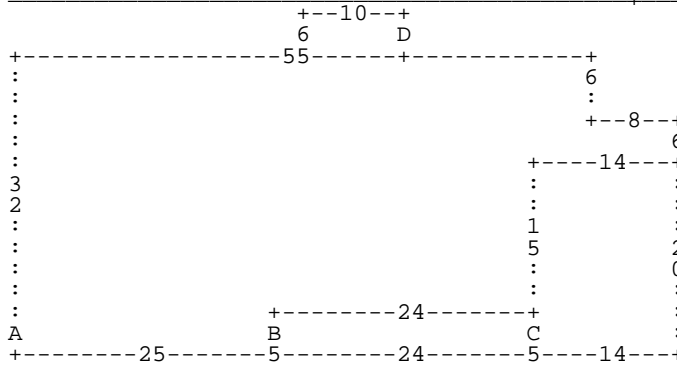


+OWNERSHIP 1011228 2024 1/04/2024
 WETHERINGTON SHARON
 755 CENTRAL AVE
 KINSTON NC 28504
 DEED: 1881 96

PROPERTY DESCRIPTION
 755 CENTRAL AV
 755 CENTRAL AV
 755 CENTRAL AV

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER CARD NO
 450302790519 1
 RECORD NUMBER: 19493
 ROUTE 2042000
 LISTER: LNLEGLISH 5012023
 REVIEW:



TOPO STREET UTILITY ZONING .460 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	50CCL-FENCE	1* 1	10.12			1	1.00	.01	1000

OTHER VALUE: 1500

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

RES - IMP C AYB 1967 EYB 1982
 DIMENSIONS: A-DU32DR55DD6DR8DD6DL14DD15DL24DD5DL25 B-MR25DU5DR24DD5DL24 C-MR25MR24DU20DR14DD20DL14 D-MR49MU20MR
 14MU6ML8MU6ML18DU6DL10DD6DR10

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%	-CND%=-	FMV
A	01 SINGLE F	1568	1.00	79.84	.8394		67.017	1568	1.00	105082					
	0110 HEATPUMP			2.00			2.000	1568		3136					
	0103 BRICK			3.00			3.000	1568		4704					
	2.00 FULL BTH			3000.00			3000.000			6000					
B	81 PORCH	120	1.00	31.91	.6921		22.084	120	1.00	2650					
C	79 CARPORT-	280	1.00	17.50	1.0000		17.500	280	1.00	4900					
D	83 STOOP	60	1.00	14.32	.7695		11.019	60	1.00	661					
			HSF:	1568.00			%COMP: 100			RPCN:	127133	1.00	127133	- .35-	= 64456
			MKT	78.00			STRUCTURE VALUE:	81.07		OGRCN/HSF	41.10		FMV/HSF		64456

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	12000	12000	100%	WD		77956
OTHERFEAT	1500	1500	100%	04162020		77956
STRUCTURE	64456	64456	100%	1881- 96		77956
TOTAL	77956	77956	100%	105000	0074%	77956

APPRaised-VALUE: 77956