

+OWNERSHIP 28809 2024 1/04/2024
 NEUSE SPORT SHOP INC

PROPERTY DESCRIPTION
 1309 MEADOWBROOK DR
 FLOOD DAMAGED DWELLING

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SOUTHWOOD FIRE

MAP NUMBER 452410357713
 CARD NO 1
 RECORD NUMBER: 19513
 ROUTE 10027000
 LISTER: LNLEGLISH 5012023
 REVIEW:

225 E NEW BERN RD
 KINSTON NC 28504
 DEED: 1757 615

1309 MEADOWBROOK DR

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+-----28-----+
:                   +---10---+
:                   :         :
:                   1         1
:                   5         2
:                   :         :
:                   :         C
3                   +---10---+
:                   :         :
:                   :         1
:                   :         4
:                   :         :
A                   :         :
+-----28-----+ +---10---+
B                   :         :
7                   7         :
:                   :         :
+-----22-----+
  
```

| TOPO | STREET | UTILITY | ZONING | ACRES | NBHD |
|----------|--------|---------|--------|-------|------|
| 100YR-FZ | | | RA6 | .390 | 0995 |

NOTES:01 FLOOD DAMAGE

| # | LAND CLASS | SIZE | *RATE | *SIZ%* | DPT%* | ADJ% | =LND-VALUE |
|---|-------------|-------|-------|--------|-------|------|------------|
| 1 | 13HBS-PAVED | .39AC | 15000 | 1.67 | 1.00 | .50 | 12523 4884 |

LAND VALUE: 4884

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

OTHER VALUE:

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - RESIDENTIAL - STD |
|----------|----------|----------|----------|----------|-------------------------------|
| CONC-BLK | CONBLOCK | NONE | COMPSHNG | 1.00STHT | |
| CONIWALL | | | | 'WALL | |
| | | | | 2 BDRM | |

RES - IMP E AYB 1947 EYB 1918
 DIMENSIONS: A-DU30DR28DD15DR10DD14DL10DD1DL28 B-MR4DD7DR22DU7DL22 C-MR4MR24MU1MR10MU14DU12DL10DD12DR10

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%* | ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR%-CND%= | FMV |
|---|---------------|-----------|------|----------|--------|---------|------------------|-------|-------|-------|-----------|--------|--------------|---------|
| A | 01 SINGLE F | 980 | 1.00 | 79.84 | .9125 | | 72.854 | 980 | 1.00 | 71396 | | | | |
| | 0101 NONE | | | 2.00- | | | 2.000- | 980 | | 1960- | | | | |
| | 0109 CONBLOCK | | | 2.00- | | | 2.000- | 980 | | 1960- | | | | |
| | 1.00 FULL BTH | | | 3000.00 | | | 3000.000 | | | 3000 | | | | |
| B | 81 PORCH | 154 | 1.00 | 31.91 | .6921 | | 22.084 | 154 | 1.00 | 3400 | | | | |
| C | 84 WOOD DEC | 120 | 1.00 | 23.27 | .5479 | | 12.749 | 120 | 1.00 | 1529 | | | | |
| | HSF: | | | 980.00 | | | %COMP: 100 | RPCN: | | 75405 | .76 | 57307 | -1.00- .99= | |
| | | | | | | | STRUCTURE VALUE: | | | 58.47 | OGRCN/HSF | | | FMV/HSF |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|-------|-----------|------|----------|-------|-----------------------|
| LAND | 4884 | 4884 | 100% | | | 4884 |
| OTHERFEAT | | | | 00000000 | | 12523LV/AC |
| STRUCTURE | | | | - | | TV/HSF |
| TOTAL | 4884 | 4884 | 100% | | 0000% | SP/HSF |
| | | | | | | APPRAISED-VALUE: 4884 |