

+OWNERSHIP 27109
MCLAWHORN JENNIFER F

2024 1/04/2024

PROPERTY DESCRIPTION
825 TYREE RD 130J
CONCESSION/3300

TAX SUBDIVISIONS
NEUSE
COUNTY/SANDY BOTTOM FIRE

MAP NUMBER
450302587608
RECORD NUMBER: 19596
ROUTE 2178000
LISTER: LNLEGLISH 5012023
REVIEW:

CARD NO
1

825 TYREE RD
KINSTON NC 28504
DEED: 1755 45

825 TYREE RD

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+-----44-----+---7---+5---+
:                   :   0   +-----20-----+
:                   :   E   :
:                   : +D---12---+
2                    :                   :
7                    :   1   :
:                   :   5   :
:                   :   B   :
A                    :                   :
+-----+32+-----+---12---+---12---+F---20-----+
      4 C
     +-54
  
```

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
				.470	0124

NOTES:

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

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	17CFRM-BLDG	1* 1	15.00			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	BRICK	HEATPUMP		'WALL	
				3 BDRM	1.00LFUF

RES - IMP C AYB 1964 EYB 2000

DIMENSIONS: A-DU27DR44DD25DL12DD2DL32 B-MR32MU2MR12DU15DR12DD15DL12 C-MU2MR44ML12MD2ML13DD4DL5DU4DR5 D-MR19M
R13MU2MR12MU15DR7DU10DL7DD10 E-MU17MR44MR7DU10DR5DD10DL5 F-MU17MR51MR5MD15DR20DU20DL20DD20

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1164	1.00	79.84	.8654		69.093	1164	1.00	80424					
	0110 HEATPUMP			2.00			2.000	1164		2328					
	0103 BRICK			3.00			3.000	1164		3492					
	1.00 FULL BTH			3000.00			3000.000			3000					
B	01 SINGLE F	180	1.00	79.84	.8654		69.093	180	1.00	12436					
	0110 HEATPUMP			2.00			2.000	180		360					
	0103 BRICK			3.00			3.000	180		540					
C	83 STOOP	20	1.00	14.32	1.0000		14.320	20	1.00	286					
D	78 UTILITYB	70	1.00	28.50	1.0000		28.500	70	1.00	1995					
E	77 UTILITY	50	1.00	27.50	1.0000		27.500	50	1.00	1375					
F	79 CARPORT-	400	1.00	17.50	1.0000		17.500	400	1.00	7000					
			HSF:	1344.00			%COMP: 100		RPCN:	113236	1.00	113236	-.17-	=	73309
			MKT	78.00			STRUCTURE VALUE:	84.25	QGRCN/HSF	54.54	FMV/HSF				73309

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	12000	12000	100%	UNK		25531LV/AC
OTHERFEAT	1500	1500	100%	09012015		
STRUCTURE	73309	73309	100%	1755 -0045		TV/HSF
TOTAL	86809	86809	100%	90000	0096%	SP/HSF

APPRAISED-VALUE: 86809