

+OWNERSHIP 1002614 2024 1/04/2024
 STEPHENS ROBERT JEFF
 STEPHENS MELISSA
 1941 GRAY TILGHMAN RD
 KINSTON NC 28501
 DEED: 1802 601

PROPERTY DESCRIPTION
 SR 1819
 SALE INCL RN21480
 1941 GRAY TILGHMAN RD

TAX SUBDIVISIONS
 SAND HILL
 COUNTY/WYSE FORK FIRE

MAP NUMBER CARD NO
 454401377620 1
 RECORD NUMBER: 21479
 ROUTE 1044000
 LISTER: LNLGLISH 5012023
 REVIEW:

+-12-+
 1-10-2 2
 2 0 0
 E F :
 +-12-+-12-+
 : : :
 2 2 2
 1 1 1
 : : :
 C D :
 +-12-+-12-+--67-----+
 : : :
 2 : 2
 4 : 4
 : : :
 A : : :
 +-14-3 +-73 +-14-+
 +--16--B7-+--16--3

TOPO	STREET	UTILITY	ZONING					.890 ACRES	NBHD
				NOTES:					0026
#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%*	=LND-VALUE		
1	13GBS-PAVED	.89AC	14000	1.09	1.00	1.00	15260	13581	
LAND VALUE:								13581	
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU		
60	01CDETGAR-F	1* 1	19.11			1	1.00 .01	4000	
61	45CPOOL-VNL	1* 1	20.00			1	1.00 .01	5000	
OTHER VALUE:								9000	
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR	- RESIDENTIAL - STD			
BRICK	BRICK	HEATPUMP	LAMSHNGL	1.00STHT					
CONIWALL	BRICK	HEATPUMP		'WALL					
	BRICK	HEATPUMP		3 BDRM					

RES - IMP C AYB 1976 EYB 1987
 DIMENSIONS: A-DU24DR67DD24DL14DD3DL16DU3DL7DD3DL16DU3DL14 B-MR30DD5DR7DU5DL7 C-MR30ML30MU24MR3DU21DR12DD21D
 L12 D-MU24MR3MR12DU21DR12DD21DL12 E-MU24MR15ML12MU21MR1DU12DR10DD12DL10 F-MU45MR4MR10DU20DR12DD20
 DL12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	1704	1.00	79.84	.8049		64.263	1704	1.00	109504				
	0110 HEATPUMP			2.00			2.000	1704		3408				
	0103 BRICK			3.00			3.000	1704		5112				
	2.00 FULL BTH			3000.00			3000.000			6000				
	1.00 FP			3000.00			3000.000			3000				
B	83 STOOP	35	1.00	14.32	.7695		11.019	35	1.00	385				
C	01 SINGLE F	252	1.00	79.84	.8049		64.263	252	1.00	16194				
	0110 HEATPUMP			2.00			2.000	252		504				
	0103 BRICK			3.00			3.000	252		756				
D	01 SINGLE F	252	1.00	79.84	.8049		64.263	252	1.00	16194				
	0110 HEATPUMP			2.00			2.000	252		504				
	0103 BRICK			3.00			3.000	252		756				
E	81 PORCH	120	1.00	31.91	.6921		22.084	120	1.00	2650				
F	84 WOOD DEC	240	1.00	23.27	.4950		11.518	240	1.00	2764				
			HSF:	2208.00		%COMP: 100			RPCN:	167731 1.00		167731 - .30-	=	117412
						STRUCTURE VALUE:				75.96 OGRCN/HSF		53.17 FMV/HSF		117412

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	13581	13581	100%	UNK		13581
OTHERFEAT	9000	9000	100%	07022013		9000
STRUCTURE	117412	117412	100%	1693 -0671		117412
TOTAL	139993	139993	100%	165000 0084%		139993

APPRaised-VALUE: 139993