

+OWNERSHIP 1013374
MCKINNEY FRED A ANN

2024 1/04/2024

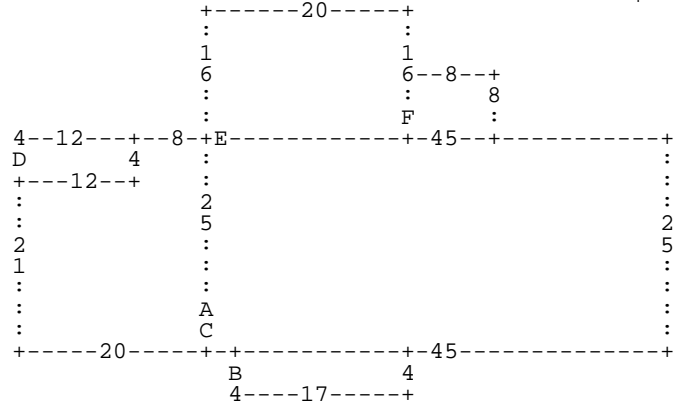
PROPERTY DESCRIPTION
ROYAL ACRES LOT 6
2593 NEUSE RD

TAX SUBDIVISIONS
SAND HILL
COUNTY/SAND HILL FIRE

MAP NUMBER
45560001722
RECORD NUMBER: 21608
ROUTE 2000
LISTER: LNL ENGLISH 5012023
CARD NO 1

2593 NEUSE RD
KINSTON NC 28504
DEED: 1915 447

2593 NEUSE RD



TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
100YR-FZ				.470	0026

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13GBS-PAVED	.47AC	14000	1.54	1.00	.90	19402

LAND VALUE: 9119

#	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	FWA/CAC	COMPSHNG	1.00STHT			
CONIWALL				'WALL			
				3 BDRM	1.00LFUF		

RES - IMP D AYB 1977 EYB 1987

DIMENSIONS: A-DU25DR45DD25DL45 B-MR2DD4DR17DU4DL17 C-MR2ML2DU25DL8DD4DL12DD21DR20 D-ML20MU21DU4DR12DD4DL12 E -MU21ML20MR20MU4DR20DU16DL20DD16 F-MU25MR20DU8DR8DD8DL8

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%	-CND%=	FMV
A	01 SINGLE F	1125	1.00	79.84	.8906		71.105	1125	1.00	79993					
	0112 FWA/CAC			2.00			2.000	1125		2250					
	0103 BRICK			3.00			3.000	1125		3375					
	1.00 FULL BTH			3000.00			3000.000			3000					
B	81 PORCH	68	1.00	31.91	.7271		23.201	68	1.00	1577					
C	79 CARPORT-	452	1.00	17.50	1.0000		17.500	452	1.00	7910					
D	77 UTILITY	48	1.00	27.50	1.0000		27.500	48	1.00	1320					
E	88 CONCRETE	320	1.00	4.25	.9642		4.097	320	1.00	1311					
F	78 UTILITYB	64	1.00	28.50	1.0000		28.500	64	1.00	1824					
			HSF:	1125.00			%COMP: 100			102560	.86	88201	-.30-	.01=	61124
							STRUCTURE VALUE:			78.40	OGRCN/HSF	54.33	FMV/HSF		61124

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	9119	9119	100%	WD		70243
OTHERFEAT			%	04302021		
STRUCTURE	61124	61124	100%	1915-447		
TOTAL	70243	70243	100%	85000	0082%	

APPRaised-VALUE: 70243