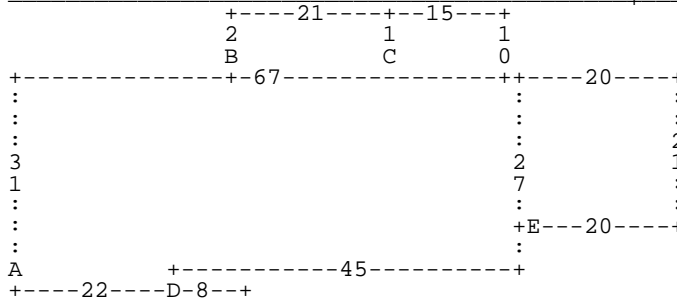


+OWNERSHIP 1007942      2024 1/04/2024  
 KERSTETTER SHANE ALAN  
 KERSTETTER GEANETTE FAITH  
 2804 GARY GRANT RD  
 KINSTON NC 28504  
 DEED: 1845 136

PROPERTY DESCRIPTION  
 2804 GRAY GRANT RD  
 2804 GRAY GRANT RD  
 2804 GRAY GRANT RD

TAX SUBDIVISIONS  
 FALLING CREEK  
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER      CARD NO  
 359602975752      1  
 RECORD NUMBER: 2276  
 ROUTE 2028000  
 LISTER: LNLGLISH 5012023  
 REVIEW:



TOPO	STREET	UTILITY	ZONING	.880 ACRES	NBHD
					0073

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13MBS-PAVED	.88AC	20000	1.10	1.00	1.00	22000 19360

LAND VALUE: 19360

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	27CSTGBLD	1*	10.00			1	1.00	.01	500
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 500

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

RES - IMP      C      AYB 1990 EYB  
 DIMENSIONS: A-DU31DR67DD27DL45DD4DL22 B-MU31MR29DU12DR21DD12DL21 C-MU31MR29MR21DU10DR15DD10DL15 D-MU31MR50MR17MD  
 27ML45DD4DR8DU4DL8 E-MU4MR22MR45MU6DR20DU21DL20DD21

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%	-CND% =	FMV
A	01 SINGLE F	1897	1.00	79.84	.8177		65.285	1897	1.00	123845					
	0111 GAS-PACK			2.00			2.000	1897		3794					
	0103 BRICK			3.00			3.000	1897		5691					
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 FP			3000.00			3000.000			3000					
B	84 WOOD DEC	252	1.00	23.27	.4950		11.518	252	1.00	2902					
C	81 PORCH	150	1.00	31.91	.6921		22.084	150	1.00	3312					
D	81 PORCH	32	1.00	31.91	.8101		25.850	32	1.00	827					
E	79 CARPORT-	420	1.00	17.50	1.0000		17.500	420	1.00	7350					
			HSF:	1897.00		%COMP: 100			RPCN:	156721 1.00		156721 - .27-	=	102966	
			MKT	90.00		STRUCTURE VALUE:		82.61	OGRCN/HSF			54.27	FMV/HSF	102966	

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	19360	19360	100%	WD		122826
OTHERFEAT	500	500	100%	12062018		
STRUCTURE	102966	102966	100%	1845-136		
TOTAL	122826	122826	100%	150000	0081%	

APPRaised-VALUE: 122826