

+OWNERSHIP 39547
4GG LLC

2024 1/04/2024

PROPERTY DESCRIPTION
1308 RAILFENCE DRIVE
1308 RAILFENCE DR

TAX SUBDIVISIONS
VANCE

COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
451704921979 1
RECORD NUMBER: 23746
ROUTE 4147000
LISTER: LNLEGLISH 5012023
REVIEW:

1201 COLLEGE ST
KINSTON NC 28501
DEED: 1658 806

1308 RAILFENCE DR

TOPO	STREET	UTILITY	ZONING	.290 ACRES		NBHD	
				NOTES:		0022	
#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%*	=LND-VALUE
1	1R LOT	1.00LT	8000	1.00	1.00	8000	8000
LAND VALUE:							8000
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
60	01CDETGAR-F	1*	19.11	1		1	1.00 .01 2500
OTHER VALUE:							2500
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD		
CONCRETE	BRICK	HEATPUMP	COMP SHNG	1.00STHT			
SLAB	BRICK	HEATPUMP		'WALL			
	BRICK	HEATPUMP		4 BDRM			

RES - IMP D AYB 1972 EYB 1982

DIMENSIONS: A-DU26DR47DD26DL47 B-MR47MU20DR13DU6DL13DD6 C-MU20MR47MD20DU20DR13DD20DL13 D-MR47MU26MR13DU13DL23

DD13DR23

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	1222	1.00	79.84	.8394		67.017	1222	1.00	81894				
	0110 HEATPUMP			2.00			2.000	1222		2444				
	0103 BRICK			3.00			3.000	1222		3666				
	1.00 FULL BTH			3000.00			3000.000			3000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	01 SINGLE F	78	1.00	79.84	.8394		67.017	78	1.00	5227				
	0110 HEATPUMP			2.00			2.000	78		156				
	0103 BRICK			3.00			3.000	78		234				
C	01 SINGLE F	260	1.00	79.84	.8394		67.017	260	1.00	17424				
	0110 HEATPUMP			2.00			2.000	260		520				
	0103 BRICK			3.00			3.000	260		780				
D	88 CONCRETE	299	1.00	4.25	.9694		4.119	299	1.00	1231				
	HSF:			1560.00		%COMP: 100			RPCN:	118376	.86	101803	-.35-	= 61539
	MKT			93.00		STRUCTURE VALUE:				65.25	OGRCN/HSF	39.44	FMV/HSF	61539

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8000	8000	100%			27586LV/AC
OTHERFEAT	2500	2500	100%	00000000		
STRUCTURE	61539	61539	100%	-		TV/HSF
TOTAL	72039	72039	100%		0000%	SP/HSF

APPRAISED-VALUE: 72039