

+OWNERSHIP 1009781  
 TEAM HARRISON LLC  
 123 COTTONTAIL DR  
 SNOW HILL NC 28580  
 DEED: 1886 681

2024 1/04/2024

PROPERTY DESCRIPTION  
 1309 RAILFENCE DRIVE  
 1309 RAILFENCE DR

TAX SUBDIVISIONS  
 VANCE  
 COUNTY/CITY OF KINSTON

MAP NUMBER  
 451704922746  
 RECORD NUMBER: 23761  
 ROUTE 4040000  
 LISTER: LNLGLISH 5012023  
 REVIEW:

1309 RAILFENCE DR

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+-----16-----+
  9             9
  B             :
+-----40-----+-----13-----+
:             :             6
:             :             :
:             :             :
:             :             :
2             2             :
6             6             :
:             :             2
:             :             :
:             :             0
:             :             :
:             :             :
A             D             :
+-----40-----+-----13-----+
  E             :
  7             7
+-----18-----+
  
```

TOPO STREET UTILITY ZONING .340 ACRES NBHD  
 0022

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1R LOT	1.05LT	8000		1.00	1.00	8000

LAND VALUE: 8400

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	21CBLDGS-NV	1*	2			2	1.00	.01	

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	CAC	COMPSHNG	1.00STHT	
SLAB				'WALL	
				3 BDRM	

RES - IMP D AYB 1972 EYB 1982

DIMENSIONS: A-DU26DR40DD26DL40 B-MR22MU26DU9DR16DD9DL16 C-MU26MR22MR18MD6DR13DU6DL13DD6 D-MU20MR40MD20DU20DR13DD

20DL13 E-MR40ML18DD7DR18DU7DL18

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1040	1.00	79.84	.9052		72.271	1040	1.00	75161					
	0109 CAC			1.00			1.000	1040		1040					
	0103 BRICK			3.00			3.000	1040		3120					
	1.00 FULL BTH			3000.00			3000.000			3000					
	1.00 HALF BTH			1800.00			1800.000			1800					
B	82 PORCH-EN	144	1.00	66.03	.5209		34.395	144	1.00	4952					
C	78 UTILITYB	78	1.00	28.50	1.0000		28.500	78	1.00	2223					
D	79 CARPORT-	260	1.00	17.50	1.0000		17.500	260	1.00	4550					
E	83 STOOP	126	1.00	14.32	.6493		9.297	126	1.00	1171					
			HSF:	1040.00		%COMP: 100			RPCN:	97017	.86	83434	-.35-	=	50436
			MKT	93.00		STRUCTURE VALUE:		80.22	QGRCN/HSF			48.49	FMV/HSF		50436

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8400	8400	100%	WD		24705LV/AC
OTHERFEAT			%	06302020		
STRUCTURE	50436	50436	100%	1886-681		TV/HSF
TOTAL	58836	58836	100%	37000	0159%	SP/HSF

APPRAISED-VALUE: 58836