

+OWNERSHIP 1007321
FREGENE GODWIN

2024 1/04/2024

PROPERTY DESCRIPTION
1708 FARMGATE ROAD
1708 FARMGATE RD

TAX SUBDIVISIONS
VANCE
COUNTY/CITY OF KINSTON

MAP NUMBER
451704844215
RECORD NUMBER: 23826
ROUTE 4106000
LISTER: LNLEGLISH 5012023
REVIEW:

145 FOX KNOLL TRL
DALLAS GA 30132

DEED: 1841 01

1708 FARMGATE RD

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+--8---+
1      1
0      0
C      :
+-----+-----45-----+
:
:
:
:
2
4      2
:
:
7
:
:
A
+-----21---+-----3
      3      B
+--6---+-----24-----+
  
```

TOPO	STREET	UTILITY	ZONING	.230 ACRES	NBHD
					0022

NOTES:

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

LAND VALUE: 8000

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	HEATPUMP	COMP SHNG	1.00STHT	
SLAB				3 BDRM	

RES - IMP D AYB 1980 EYB 1982

DIMENSIONS: A-DU24DR45DD27DL24DU3DL21 B-MR21DD3DL6DU3DR6 C-MR21ML21MU24DU10DR8DD10DL8

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1152	1.00	79.84	.8906		71.105	1152	1.00	81912					
	0110 HEATPUMP			2.00				1152		2304					
	0103 BRICK			3.00			3.000	1152		3456					
	1.00 FULL BTH			3000.00			3000.000			3000					
	1.00 HALF BTH			1800.00			1800.000			1800					
B	83 STOOP	18	1.00	14.32	1.0000		14.320	18	1.00	257					
C	88 CONCRETE	80	1.00	4.25	.9897		4.206	80	1.00	336					
	HSF:			1152.00			%COMP: 100			93065	.86	80035	-.35-	=	48381
	MKT			93.00			STRUCTURE VALUE:			69.47	OGRCN/HSF	41.99	FMV/HSF		48381

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8000	8000	100%	UNK		56381
OTHERFEAT				10112018		
STRUCTURE	48381	48381	100%	1841- 01		
TOTAL	56381	56381	100%	41000	0137%	

APPRaised-VALUE: 56381