

+OWNERSHIP 1000609 2024 1/04/2024
 VALLE ANGELO
 VALLE ELAINE
 439 DAWSON STATION RD
 KINSTON NC 28504
 DEED: 1772 722

PROPERTY DESCRIPTION
 SR 1575
 DAWSON STATION RD
 439 DAWSON STATION RD

TAX SUBDIVISIONS
 VANCE
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER 451800290586
 CARD NO 1
 RECORD NUMBER: 24292
 ROUTE 4010
 LISTER: LNLEGLISH 5012023
 REVIEW:

-----76-----
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 3 3
 0 0
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 A
 +-----76-----+
 B 8
 8-----30-----+

TOPO STREET UTILITY ZONING 4.370 ACRES NBHD
 0071

NOTES:01 MODULAR HOME & GARAGE
 01 FOR 2017

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13IBS-PAVED	1.00AC	16000	1.00	1.00	1.00	16000
2	40HRESIDUAL (CLE	3.37AC	4000	1.00	1.00	1.00	13480

LAND VALUE: 29480

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%	-COND%=	OFB-VALU
2	77CMETALGAR	26* 26	10.00			676	1.00	.01	6693
3	78CMETALCAR	*	5.00			1	1.00		1000
4	27CSTGBLD	*	10.00			1	1.00		1000
	*								
	*								
	*								
	*								
	*								

OTHER VALUE: 8693

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	HEATPUMP	LAMSHNGL	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	1.00LFUF

RES - IMP B AYB 2016 EYB
 DIMENSIONS: A-DU30DR76DD30DL76 B-MR25DD8DR30DU8DL30 C-MR76MU24DR5DU4DL5DD4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-	CND%=	FMV
A	14 MODULAR	2280	1.00	62.97	.7563		47.624	2280		108582					
	1410 HEATPUMP			2.00			2.000	2280		4560					
	1402 VINYL			1.00			1.000	2280		2280					
	2.00 FULL BTH			3000.00			3000.000			6000					
	280.00 CPT/VINL														
	280.00 ELECTRIC														
	280.00 DBLPITCH														
	280.00 DRY WALL														
B	81 PORCH	240		31.91	.6654		21.232	240		5095					
C	84 WOOD DEC	20		23.27	.8281		19.269	20		385					
				HSF: 2280.00			%COMP: 100			RPCN: 126902	1.25	158627	-.01-	=	149188
				MKT 95.00			STRUCTURE VALUE:			69.57	OGRCN/HSF	65.43	FMV/HSF		149188

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	29480	29480	100%	UNK		187361
OTHERFEAT	8693	8693	100%	04011986		6745LV/AC
STRUCTURE	149188	149188	100%	0838 -0022		TV/HSF
TOTAL	187361	187361	100%	8000	2342%	SP/HSF

APPRAISED-VALUE: 187361