

+OWNERSHIP 1019628 2024 2/15/2024
 SEBALD MICHAEL WILLIAM
 SEBALD MARY GREGORY
 809 OLD GREENSBORO RD
 CHAPEL HILL NC 27516
 DEED: 1993 54

PROPERTY DESCRIPTION
 1321 RAILFENCE DR
 1321 RAILFENCE DR

TAX SUBDIVISIONS
 VANCE
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 451704934155 1
 RECORD NUMBER: 24380
 ROUTE 4045000
 LISTER: LNLHOLLO 2122024
 REVIEW: LH 2072024

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 A C 4
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TOPO	STREET	UTILITY	ZONING					.300 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	
		*							
		*							
		*							
		*							
		*							
		*							
OTHER VALUE:									
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD				
BRICK	BRICK	HEATPUMP	COMPSHNG	1.00STHT 'WALL 3 BDRM					

RES - IMP D AYB 1974 EYB
 DIMENSIONS: A-DU19DL13DU11DR54DD26DL24DD4DL17 B-MU4DL13DU15DR13DD15 C-MR17DU4DR5DD4DL5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1277	1.00	79.84	.8714		69.572	1277		88843				
	0110 HEATPUMP			2.00			2.000	1277		2554				
	0103 BRICK			3.00			3.000	1277		3831				
	2.00 FULL BTH			3000.00			3000.000			6000				
	277.00 DBLPITCH													
B	76 GAR FINB	195		33.17	.9327		30.937	195		6032				
C	83 STOOP	20		14.32	1.0000		14.320	20		286				
HSF:				1277.00			%COMP: 100			108050	.86	92923 - .43-	.50=	24630
MKT				93.00			STRUCTURE VALUE:			72.76	OGRCN/HSF	19.28	FMV/HSF	24630

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8000	8000	100%	WD		26666LV/AC
OTHERFEAT		5000	%	06292023		
STRUCTURE	24630		%	1993- 54		TV/HSF
TOTAL	32630	13000	251%	42000	0077%	SP/HSF
APPRaised-VALUE:						32630