

+OWNERSHIP 32763
 SECU RE INC

2024 1/04/2024

PROPERTY DESCRIPTION
 1406 MANCHESTER ROAD
 1406 MANCHESTER RD

TAX SUBDIVISIONS
 VANCE

COUNTY/CITY OF KINSTON

MAP NUMBER 451704940308
 RECORD NUMBER: 24751
 ROUTE 4063000
 LISTER: LNLGLISH 5012023
 REVIEW:

CARD NO
 1

1000 WADE AVE
 RALEIGH NC 27605
 DEED: 1691 559

1406 MANCHESTER RD

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+---14---+
:         :
:         1 :
1         6 :
6         :
:         :
+---14---D+-----41-----+
:         :
:         :
:         :
:         2 :
2         4 :
4         :
:         :
:         :
:         A :
+---14---B+-----17+---3
              3 C
              +---5+-----24-----+
  
```

TOPO	STREET	UTILITY	ZONING	.410 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	01CDETGAR-F	1*	19.11			1	1.00	.01	6500
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 6500

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

RES - IMP D AYB 1978 EYB 1982
 DIMENSIONS: A-DU24DR41DD27DL24DU3DL17 B-DL14DU24DR14DD24 C-MR17DD3DL5DU3DR5 D-MR17ML17MU24DL14DU16DR14DD16

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	CND%*	FMV
A	01 SINGLE F	1056	1.00	79.84	.8595		68.622	1056	1.00	72464					
	0110 HEATPUMP			2.00			2.000	1056		2112					
	0102 VINYL							1056							
	1.00 FULL BTH			3000.00			3000.000			3000					
	1.00 FP			3000.00			3000.000			3000					
	1.00 HALF BTH			1800.00			1800.000			1800					
B	01 SINGLE F	336	1.00	79.84	.8595		68.622	336	1.00	23056					
	0110 HEATPUMP			2.00			2.000	336		672					
	0102 VINYL							336							
C	81 PORCH	15	1.00	31.91	.8101		25.850	15	1.00	387					
D	88 CONCRETE	224	1.00	4.25	.9745		4.141	224	1.00	927					
				HSF: 1392.00			%COMP: 100			RPCN: 107418	.86	92379	-.35-	=	55843
				MKT 93.00			STRUCTURE VALUE:			66.36	OGRCN/HSF	40.11	FMV/HSF		55843

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8400	8400	100%	UNK		20487LV/AC
OTHERFEAT	6500	6500	100%	06072013		
STRUCTURE	55843	55843	100%	1691 -0559		TV/HSF
TOTAL	70743	70743	100%	36000	0196%	SP/HSF
						APPRAISED-VALUE: 70743