

+OWNERSHIP 1003212 2024 1/04/2024
 AVERY RUDOLPH V JR
 1577 AIRY GROVE CHURCH RD
 KINSTON NC 28501
 DEED: 1810 828

PROPERTY DESCRIPTION
 SR 1700
 1577 AIRY GROVE CHURCH RD
 1577 AIRY GROVE CHURCH RD

TAX SUBDIVISIONS
 VANCE
 COUNTY/HUGO FIRE

MAP NUMBER CARD NO
 452900908865 1
 RECORD NUMBER: 25006
 ROUTE 14000
 LISTER: LNLEGLISH 5012023
 REVIEW:

TOPO	STREET	UTILITY	ZONING	.810 ACRES		NBHD
NOTES:01 .26AC TO27671/ADD.07AC FR 01 24996 FOR 2018						0072
#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE	
1	13IBS-PAVED	.81AC	16000	1.18 1.00 1.00	18879	15292
LAND VALUE:						15292
#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS *OGR%-COND%=OFB-VALU
60	79CCB-BLDG	1* 1	20.00			1 1.00 .01 1000
61	24CSHELTER	1* 1	8.00			1 1.00 .01 1000
62	21CBLDGS-NV	1* 1				1 1.00 .01 500
OTHER VALUE:						2500
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD	
BRICK	BRICK	GAS-PACK	COMPSHNG	1.00STHT		
CONIWALL				'WALL 3 BDRM	1.00LFUF	

RES - IMP C AYB 1962 EYB 1987
 DIMENSIONS: A-DU31DR48DD31DL14DU1DL18DD1DL16 B-MR16DD5DR18DU6DL18DD1 C-MR16MR32MU31DD22DR14DU22DL14 D-MU31MR48MD
 28DR14DU6DL14DD6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1470	1.00	79.84	.8494		67.816	1470	1.00	99689				
	0111 GAS-PACK			2.00			2.000	1470		2940				
	0103 BRICK			3.00			3.000	1470		4410				
	2.00 FULL BTH			3000.00			3000.000			6000				
	1.00 FP			3000.00			3000.000			3000				
B	81 PORCH	108	1.00	31.91	.7271		23.201	108	1.00	2505				
C	79 CARPORT-	308	1.00	17.50	1.0000		17.500	308	1.00	5390				
D	78 UTILITYB	84	1.00	28.50	1.0000		28.500	84	1.00	2394				
HSF: 1470.00 %COMP: 100 RPCN: 126328 1.00											126328 - .30- =	88430		
MKT 100.00 STRUCTURE VALUE: 85.93 OGRCN/HSF											60.15 FMV/HSF	88430		

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	15292	15292	100%	WD		18879LV/AC
OTHERFEAT	2500	2500	100%	09062017		
STRUCTURE	88430	88430	100%	1810-828		TV/HSF
TOTAL	106222	106222	100%	86000	0123%	SP/HSF
APPRaised-VALUE:						106222