

+OWNERSHIP 1002084
WAY LEROY SR
805 EAGLE RD
KINSTON NC 28501
DEED: 1795 726

2024 1/04/2024

PROPERTY DESCRIPTION
1327 RAILFENCE DR 13C
L59,900/16

TAX SUBDIVISIONS
VANCE
COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
451704934328 1
RECORD NUMBER: 25008
ROUTE 4048000
LISTER: LNLEGLISH 5012023
REVIEW:

1327 RAILFENCE DR

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6
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+-----13---C+ -+-----+-----24-----+
A B4 4
+-----17-----++-6-+

TOPO	STREET	UTILITY	ZONING	.220 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	LAMSHNGL	1.00STHT	
CONIWALL				3 BDRM	

RES - IMP D AYB 1975 EYB 1982
DIMENSIONS: A-DU30DR41DD26DL24DD4DL17 B-MR16DU4DR6DD4DL6 C-MR16ML16MU4DL13DU26DR13DD26

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	1134	1.00	79.84	.8906		71.105	1134	1.00	80633				
	0110 HEATPUMP			2.00			2.000	1134		2268				
	0103 BRICK			3.00			3.000	1134		3402				
	1.00 FULL BTH			3000.00			3000.000			3000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	81 PORCH	24	1.00	31.91	.8101		25.850	24	1.00	620				
C	76 GAR FINB	338	1.00	33.17	.8459		28.058	338	1.00	9483				
		HSF:		1134.00		%COMP: 100		RPCN:		101206	.86	87037	-.35-	= 48088
		MKT		93.00		STRUCTURE VALUE:		76.75		OGRCN/HSF		42.40	FMV/HSF	48088

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8000	8000	100%	UNK		56088
OTHERFEAT			%	02222017		
STRUCTURE	48088	48088	100%	1795-726		
TOTAL	56088	56088	100%	50000	0112%	
						APPRaised-VALUE: 56088