

+OWNERSHIP 1006977 2024 1/04/2024
IAKY PROPERTIES LLC

PROPERTY DESCRIPTION
2504 EVERETTE DRIVE
2504 EVERETTE DR

TAX SUBDIVISIONS
FALLING CREEK
COUNTY/CITY OF KINSTON

MAP NUMBER 451505187221
CARD NO 1
RECORD NUMBER: 2585
ROUTE 5008000
LISTER: LNLEGLISH 5012023
REVIEW:

3709 CARRIAGE MANOR CT
WENDELL NC 27591
DEED: 1839 534

2504 EVERETTE DR

```

+---10---+
7       7
C       :
+-----+44-----+
D   6   :
:-5-+  :
1       :
4       :
+       :
+---12---+ 3
:       : 0
:       :
:       1   :
1       6   :
6       :   :
:       A   :
:       B   :
+---12---+ +32+-----+
E   3
34-+
  
```

TOPO STREET UTILITY ZONING .170 ACRES NBHD
RA6 0995

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13EBS-PAVED	.17AC	12000	2.32	1.00	1.00	27835 4732

LAND VALUE: 4732

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	27CSTGBLD	1* 1	10.00			1	1.00	.01	500

OTHER VALUE: 500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	HEATPUMP	LAMSHNGL	1.00STHT	
CONIWALL				'WALL 2 BDRM	

RES - IMP D AYB 1957 EYB 1972
DIMENSIONS: A-DU16DL12DU14DR44DD30DL32 B-DU16DL12DD16DR12 C-ML2MU30DU7DR10DD7DL10 D-MU30ML2ML10DD6DR5DU6DL5 E-MU
30ML12MD30MR26DD3DR4DU3DL4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%	-CND%=	FMV
A	01 SINGLE F	1128	1.00	79.84	.8906		71.105	1128	1.00	80206					
	0110 HEATPUMP			2.00			2.000	1128		2256					
	0102 VINYL							1128							
	1.00 FULL BTH			3000.00			3000.000			3000					
B	79 CARPORT-	192	1.00	17.50	1.0000		17.500	192	1.00	3360					
C	82 PORCH-EN	70	1.00	66.03	.6651		43.916	70	1.00	3074					
D	77 UTILITY	30	1.00	27.50	1.0000		27.500	30	1.00	825					
E	81 PORCH	12	1.00	31.91	.8101		25.850	12	1.00	310					
			HSF:	1128.00			%COMP: 100			93031	.86	80006	-.45-	=	44004
							STRUCTURE VALUE:	70.92	OGRCN/HSF			39.01	FMV/HSF		44004

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	4732	4732	100%	WD		4732
OTHERFEAT	500	500	100%	09242018		500
STRUCTURE	44004	44004	100%	1839-534		44004
TOTAL	49236	49236	100%	37500	0131%	49236

APPRaised-VALUE: 49236