

+OWNERSHIP 30261 2024 1/04/2024
 PIKE MICHAEL BRYAN & JOANNA L

PROPERTY DESCRIPTION
 SR 1141 OFF TR 1
 ADJ/OVERBUILT

TAX SUBDIVISIONS
 WOODINGTON
 COUNTY/DEEP RUN FIRE

MAP NUMBER CARD NO
 450200545885 1
 RECORD NUMBER: 25886
 ROUTE 87020
 LISTER: LNLEGLISH 5012023
 REVIEW:

508 BRECKENRIDGE LANE
 KINSTON NC 28504
 DEED: 1595 507

508 BRECKENRIDGE LN

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+-----23-----+
:               :
1               1
8               8
:               :
+-----28-----G+-9--A-13--+-11--+-7-DF--9--+
:               : B : C :
:               1 1 : 1 1
2               8 8 : 6 6
4               :   :
:               ++-9-+ +-9-++
:               : 3 : E :
+-----30-----2 : : 1
:               1 : : 7
:               : + :
:               : +-----36-----+ 3+
+-----43-----+ 1
:               4 0
+-10-+
  
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TOPO	STREET	UTILITY	ZONING	19.570 ACRES	NBHD
	PRIVATE				0004

NOTES:01 ADD POOL & FENCING FOR 20

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	15HBS-REAR	1.00AC	7500	1.00	1.00	1.00	7500
2	20HCLEAR-AD	3.22AC	2720	1.32	1.00	1.00	3590
3	29CWOODLAND-AVER	15.35AC	595	2.14	1.00	1.00	1273

LAND VALUE:

38606

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%	-COND%*	OFB-VALU
60	24CSHELTER	1* 1	8.00			1	1.00	.01	3500
61	45CPPOOL-VNL	1* 1	20.00			1	1.00	.01	10000
62	93CSITEIMPR	1* 1				1	1.00	.01	2500

OTHER VALUE:

16000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
STONE	HARDIPLK	GAS-PACK	LAMSHNGL	2.44STHT	
CONIWALL	HARDIPLK	GAS-PACK		'WALL	
	HARDIPLK	GAS-PACK		4 BDRM	2.00LFUF

RES - IMP C AYB 2013 EYB
 DIMENSIONS: A-DR13DU2DR11DD2DR7DU2DR5DD35DL36DU33 B-DD18DL9DU18DR9 C-MR13MU2MR23MD2DD16DR9DU16DL9 D-MR36MU2
 ML5DD2DL7DU2DR7 E-MU2MR31MR5MD18DD17DL36DU15DL7DD21DR43DD4DR10DU10DL3DU17DL7 F-MD16MR36MU18DL23
 DU18DR23DD18 G-MU2MR36ML23MD2ML22DL28DD24DR30DU6DL2DU18

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%	-CND%*	FMV
A	01 SINGLE F	1220	2.44	79.84	.7588		60.582	2977	.95	171332					
	0111 GAS-PACK			2.00			2.000	1220		2440					
	0111 HARDIPLK							1220							
	3.00 FULL BTH			3000.00			3000.000			9000					
	1.00 HALF BTH			1800.00			1800.000			1800					
B	01 SINGLE F	162	1.00	79.84	.7588		60.582	162	1.00	9814					
	0111 GAS-PACK			2.00			2.000	162		324					
	0111 HARDIPLK							162							
C	01 SINGLE F	144	1.00	79.84	.7588		60.582	144	1.00	8723					
	0111 GAS-PACK			2.00			2.000	144		288					
	0111 HARDIPLK							144							
D	81 PORCH	14	2.00	31.91	.8101		25.850	28	1.00	361					
E	81 PORCH	582	1.00	31.91	.6632		21.162	582	1.00	12316					
F	85 PATIO-BR	414	1.00	7.50	1.0000		7.500	414	1.00	3105					
G	79 CARPORT-	684	1.00	17.50	1.0000		17.500	684	1.00	11970					
H	92 ATTIC-UN	432	1.00	1.00	1.0000		1.000	432	1.00	432					
			HSF:	3283.00			%COMP: 100		RPCN:	231905	1.00	231905	-.04-	=	222629
							STRUCTURE VALUE:	70.63	OGRCN/HSF	67.81	FMV/HSF				222629

