

+OWNERSHIP 1016479
 SINGER ELDON RAY
 SINGER DEBRA LYNN
 2705 SANDERSON WAY
 KINSTON NC 28504
 DEED: 1954 320

2024 1/04/2024

PROPERTY DESCRIPTION
 HWY 70 WEST LT4
 2705 SANDERSON WAY
 2705 SANDERSON WAY

TAX SUBDIVISIONS
 FALLING CREEK
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER
 359503111995
 RECORD NUMBER: 2605
 ROUTE 3005000
 LISTER: LNLEGLISH 5012023
 REVIEW:

CARD NO
 1

+-----60-----+
 : :
 : :
 : :
 6 :
 0 : 6
 : : 0
 : :
 : :
 : :
 +B-----60-----+
 : :
 : :
 4 : 4
 0 : 0
 : :
 : :
 +A-----60-----+

TOPO	STREET	UTILITY	ZONING	10.400	ACRES	NBHD
						0996

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	9M LAND	10.40AC	10000	1.00	1.00	1.00	104000

LAND VALUE: 104000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	93CSITEIMPR	1*	1			1	1.00	.01	1650
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 1650

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	PREF-MTL	HEATPUMP	METAL	1.00STHT	
SLAB	METALPRE	NONE		'WALL BDRM	

COMM - IMP C AYB 1984 EYB 1997
 DIMENSIONS: A-DR60DU40DL60DD40 B-MU40DR60DU60DL60DD60

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	68 NITECLUB	2400	1.00	70.03	.7559		52.935	2400	1.00	127044				
	6810 HEATPUMP							2400						
	6817 PREF-MTL							2400						
B	68 NITECLUB	3600	1.00	70.03	.7559	1.04	55.052	3600	1.00	198187				
	4701 NONE							3600						
	4717 METALPRE							3600						
			HSF:	6000.00		%COMP: 100		RPCN:		325231	1.00	325231	-.30-.20=	182130
			MKT	100.00		STRUCTURE VALUE:		54.20	OGRCN/HSF			30.35	FMV/HSF	182130

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	104000	104000	100%	SW		10000LV/AC
OTHERFEAT	1650	1650	100%	04292022		
STRUCTURE	182130	182130	100%	1954-320		TV/HSF
TOTAL	287780	287780	100%	110000	0261%	SP/HSF

APPRAISED-VALUE: 287780