

+OWNERSHIP 1010174
JONES LASTER III

2024 1/04/2024

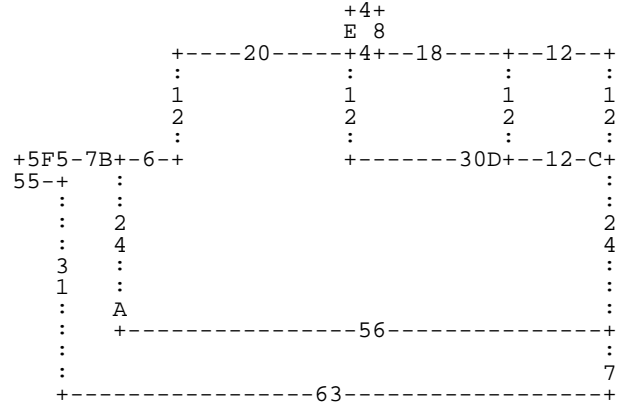
PROPERTY DESCRIPTION
456 MARY ANN LN
456 MARY ANN LN

TAX SUBDIVISIONS
NEUSE
COUNTY/SANDY BOTTOM FIRE

MAP NUMBER
451403024187
RECORD NUMBER: 29076
ROUTE 3108000
LISTER: LNLEGLISH 5012023
REVIEW:

456 MARY ANN LANE
KINSTON NC 28504
DEED: 1870 663

456 MARY ANN LN



TOPO	STREET	UTILITY	ZONING	.480 ACRES	NBHD
	UNPAVED				0131

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	LV LOT	1.00LT	10000		1.00	1.00	10000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
61	01CDETGAR-F	1* 1	19.11			1	1.00	.01	4000
62	41CMH-HK-UP	1* 1	2000.00			1	1.00		2000

OTHER VALUE: 6000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - MOBILE HOME
BRICK	VINYL	HEATPUMP	COMP SHNG	1.00STHT	
CONIWALL	VINYL	HEATPUMP		'WALL	
				3 BDRM	1.00LFUF

RES - IMP D AYB 1994 EYB
DIMENSIONS: A-DU24DR6DU12DR20DD12DR30DD24DL56 B-MU24DL7DD31DR63DU7DL56DU24 C-MU24MD24MR56MU24DL12DU12DR12DD12 D-MU
24MR56ML12DL18DU12DR18DD12 E-MU24MR44ML18MU12DU8DR4DD8DL4 F-MU36MR26ML20MD12ML13DL5DD5DR5DU5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	08 MOBILE H	1584	1.00	43.51	.7565		32.915	1584	1.00	52137					
	0810 HEATPUMP			2.00			2.000	1584		3168					
	0802 VINYL							1584							
	2.00 FULL BTH			1750.00			1750.000			3500					
B	81 PORCH	609	1.00	31.91	.6632		21.162	609	1.00	12887					
C	09 MOBILE H	144	1.00	35.00	1.0000		35.000	144	1.00	5040					
	0910 HEATPUMP			2.00			2.000	144		288					
	0902 VINYL							144							
D	84 WOOD DEC	216	1.00	23.27	.4950		11.518	216	1.00	2487					
E	84 WOOD DEC	32	1.00	23.27	.8281		19.269	32	1.00	616					
F	81 PORCH	25	1.00	31.91	.8101		25.850	25	1.00	646					
G	87 MH SKIRT	204	1.00	15.50	1.0000		15.500	204	1.00	3162					
				HSF: 1728.00			%COMP: 100			83931	.86	72180	-.54-	=	29882
				MKT 90.00			STRUCTURE VALUE:			41.77	OGRCN/HSF	17.29	FMV/HSF		29882

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	10000	10000	100%	WD		45882
OTHERFEAT	6000	6000	100%	11192019		20833LV/AC
STRUCTURE	29882	29882	100%	1870-663		TV/HSF
TOTAL	45882	45882	100%	30000	0152%	SP/HSF

APPRAISED-VALUE: 45882