

+OWNERSHIP 1007516 2024 1/04/2024
 BOWENS GERALD LEON
 BOWENS VELMA BECTON
 2675 CAUSEY RD
 KINSTON NC 28501
 DEED: 1844 342

PROPERTY DESCRIPTION
 SR 1816 LOT 5
 L48K/15
 2675 CAUSEY RD

TAX SUBDIVISIONS
 SAND HILL
 COUNTY/SAND HILL FIRE

MAP NUMBER CARD NO
 455500021026 1
 RECORD NUMBER: 29487
 ROUTE 10000
 LISTER: LNLEGLISH 5012023
 REVIEW:

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TOPO	STREET	UTILITY	ZONING	6.550 ACRES	NBHD
					0026
NOTES:					
#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	13GBS-PAVED	1.00AC	14000	1.00 1.00 1.00	14000
2	40HRESIDUAL (CLE	2.00AC	4000	1.00 1.00 1.00	8000
3	41CRESIDUAL (WOO	3.55AC	2500	1.00 1.00 1.00	8875

LAND VALUE: 30875

#	OTHER FEAT	SIZE	BASERATE	*SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
2	77CMETALGAR	40* 50	10.00			2000	1.00
		*					
		*					
		*					
		*					
		*					
		*					

OTHER VALUE: 19998

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	HEATPUMP	COMP SHNG	1.00STHT 'WALL 4 BDRM	

RES - VAC C AYB 2020 EYB 2020
 DIMENSIONS: A-DU30DR76DD30DL76

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	2280	1.00	79.84	.8008		63.935	2280		145771				
	0110 HEATPUMP			2.00			2.000	2280		4560				
	0102 VINYL							2280						
	2.00 FULL BTH			3000.00			3000.000			6000				
	1.00 HALF BTH			1800.00			1800.000			1800				
	1.00 ADDT FT			300.00			300.000			300				
	280.00 DBLPITCH													
			HSF:	2280.00			%COMP: 100			RPCN: 158431	1.00	158431	- - =	158431
							STRUCTURE VALUE:			69.48	OGRCN/HSF	69.48	FMV/HSF	158431

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	30875	30875	100%	WD		209304
OTHERFEAT	19998	19998	100%	11212018		4713LV/AC
STRUCTURE	158431	158431	100%	1844-342		TV/HSF
TOTAL	209304	209304	100%	36000	0581%	SP/HSF

APPRaised-VALUE: 209304