

+OWNERSHIP 1015605
ELLISON ROBERT

2024 1/04/2024

PROPERTY DESCRIPTION
3200 DUCK POND CT
L210,000/2009

TAX SUBDIVISIONS
FALLING CREEK
COUNTY/NORTH LENIOR FIRE

MAP NUMBER 358600865307
CARD NO 1
RECORD NUMBER: 29613
ROUTE 50000
LISTER: LNLEGLISH 5012023
REVIEW:

3200 DUCK POND CT
KINSTON NC 28504
DEED: 1946 839

3200 DUCK POND CT

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+---16---+
1         2
2         D
+-----+50-----+-----+6+
:         1 :
:         1 :
:         :
:         :
3         +---17---+ : +E---23---+
:         :         : :
4         1         3 :         1
:         7         6 :         4
:         :         :
:         +B---20---+ :
A         6---20---4 :
+52 +2+         +C-11--+ :
+-62         2--12--+

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TOPO	STREET	UTILITY	ZONING	.380 ACRES	NBHD
FLOODZNE					0074

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	2I LOT	1.00LT	20000		1.00	1.00	20000

LAND VALUE: 20000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	HEATPUMP	LAMSHNGL	1.50STHT	
CONIWALL	VINYL	HEATPUMP		'WALL	
				3 BDRM	

RES - IMP B AYB 1997 EYB 2007

DIMENSIONS: A-DU34DR50DD11DL17DD17DL20DD6DL2DD2DL6DU2DL5 B-MR5MD2MR6MU2MR2MU6DR20DD4DL20DU4 C-MU6MR13MR20M

D6DR11DD2DR12DU36DL6DD11DL17DD23 D-MR33MU23MR17MU11ML12DU12DL16DD12DR16 E-MU34MR38MR25MD11DR23DD14DL

23DU14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1201	1.50	79.84	.8070		64.430	1802	.95	110296					
	0110 HEATPUMP			2.00			2.000	1201		2402					
	0102 VINYL							1201							
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 FP			3000.00			3000.000			3000					
	1.00 HALF BTH			1800.00			1800.000			1800					
B	81 PORCH	80	1.00	31.91	.7271		23.201	80	1.00	1856					
C	75 GAR FINE	619	1.00	29.97	.7190		21.548	619	1.00	13338					
D	84 WOOD DEC	192	1.00	23.27	.4957		11.534	192	1.00	2214					
E	03 LIV AREA	322	1.00	52.06	.7241		37.696	322	1.00	12138					
	0310 HEATPUMP			2.00			2.000	322		644					
	0302 VINYL			.35			.350	322		112					
			HSF:	2124.00			%COMP: 100	RPCN:		153800	1.25	192250	-.10-	=	181676
			MKT	105.00			STRUCTURE VALUE:	90.51		OGRCN/HSF		85.53	FMV/HSF		181676

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	20000	20000	100%	WD		201676
OTHERFEAT			%	02182022		52631LV/AC
STRUCTURE	181676	181676	100%	1946-839		TV/HSF
TOTAL	201676	201676	100%	260000	0077%	SP/HSF

APPRAISED-VALUE: 201676