

+OWNERSHIP 1011170  
 FRAZIER LARRY SR  
 FRAZIER ANITA C  
 3208 DUCK POND RD  
 KINSTON NC 28504  
 DEED: 1880 125

2024 1/04/2024

PROPERTY DESCRIPTION  
 3208 DUCK POND CT  
 SP190,000/2007 SP179,000/  
 LP219,900/2009 SP168,000/

TAX SUBDIVISIONS  
 FALLING CREEK  
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER 358600864503  
 RECORD NUMBER: 29614  
 ROUTE 51000  
 LISTER: LNLEGLISH 5012023  
 CARD NO 1  
 REVIEW:

3208 DUCK POND CT

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+-----18-----+
1             1
0             0
:             F
+-----+32-----+
:             :
:             :
:             :
2             2
8             8
:             4
:             :
:             :
A             E
+-----B32---+2D-8---+-----24-----+
          2C-8---+---8--2
          +---8--2
  
```

TOPO	STREET	UTILITY	ZONING	1.190 ACRES	NBHD
FLOODZNE					0074

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%*	=LND-VALUE
1	2I LOT	1.25LT	20000		1.00	1.00	20000
							25000

LAND VALUE:

25000

#	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	COMP SHNG	2.00STHT	
CONIWALL	VINYL	HEATPUMP		'WALL	
	VINYL	HEATPUMP		3 BDRM	

RES - IMP B AYB 1997 EYB 2002 CS  
 DIMENSIONS: A-DU28DR32DD28DL32 B-MR12DR8DD2DL8DU2 C-MR12MD2DR8DD2DL8DU2 D-MD2MR12MU2MR10DR8DD2DL8DU2 E-MR22  
 MR10DU24DR24DD24DL24 F-MR32MU28DU10DL18DD10DR18

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	896	2.00	79.84	.8049		64.263	1792	.95	109399				
	0110 HEATPUMP			2.00			2.000	896		1792				
	0102 VINYL							896						
	2.00 FULL BTH			3000.00			3000.000			6000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	81 PORCH	16	1.00	31.91	.8101		25.850	16	1.00	413				
B	01 SINGLE F	16	1.00	79.84	.8049		64.263	16	1.00	1028				
	0110 HEATPUMP			2.00			2.000	16		32				
	0102 VINYL							16						
C	83 STOOP	16	1.00	14.32	1.0000		14.320	16	1.00	229				
D	01 SINGLE F	16	1.00	79.84	.8049		64.263	16	1.00	1028				
	0110 HEATPUMP			2.00			2.000	16		32				
	0102 VINYL							16						
E	75 GAR FINF	576	1.00	29.97	.7290		21.848	576	1.00	12584				
F	84 WOOD DEC	180	1.00	23.27	.4957		11.534	180	1.00	2076				
G	03 LIV AREA	384	1.00	52.06	.7241		37.696	384	1.00	14475				
	0310 HEATPUMP			2.00			2.000	384		768				
	0302 VINYL			.35			.350	384		134				
				HSF:	2208.00	%COMP: 100	RPCN:		151790 1.25	189737 - .15-	=	169340		
				MKT 105.00	STRUCTURE VALUE:		85.93	OGRCN/HSF	76.69	FMV/HSF		169340		

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	25000	25000	100%	WD		194340
OTHERFEAT			%	03312020		
STRUCTURE	169340	169340	100%	1880-125		
TOTAL	194340	194340	100%	212500	0091%	
						21008LV/AC
						TV/HSF
						SP/HSF
						APPRAISED-VALUE:
						194340