

+OWNERSHIP 1016999 2024 1/04/2024
 NAGY JOHN STEVEN
 NAGY BRITTANY RANE
 450 WENDY LN
 KINSTON NC 28504
 DEED: 1955 631

PROPERTY DESCRIPTION
 EUBANKS 31A
 450 WENDY LN
 450 WENDY LN

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER CARD NO
 451403122689 1
 RECORD NUMBER: 30338
 ROUTE 3094000
 LISTER: LNLGLISH 5012023
 REVIEW:

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+-----68-----+
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2
7
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:
A
+-----C+5-18+-----+
6      B-5-+ :
:      6
+-----20-----+
  
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TOPO	STREET	UTILITY	ZONING					ACRES	NBHD
	UNPAVED			NOTES:				.410	0131
#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE		
1	1V LOT	1.00LT	10000		1.00	1.00	10000	10000	
LAND VALUE:								10000	
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
2	41CMH-HK-UP	*	2000.00			1	1.00		2000
		*							
		*							
		*							
		*							
		*							
OTHER VALUE:								2000	
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - MOBILE HOME				
BRICK	VINYL	FWA/CAC	COMPSHNG	1.00STHT					
CONIWALL	VINYL	FWA/CAC		'WALL					
				3 BDRM	1.00LFUF				

RES - IMP C AYB 1995 EYB 2007
 DIMENSIONS: A-DU27DR68DD27DL68 B-MR29DD1DR5DU1DL5 C-MR29DL12DD6DR20DU6DL3DD1DL5DU1

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	08 MOBILE H	1836	1.00	43.51	.7393		32.166	1836	1.00	59056					
	0812 FWA/CAC			2.00			2.000	1836		3672					
	0802 VINYL							1836							
	2.00 FULL BTH			1750.00			1750.000			3500					
	1.00 FP			1250.00			1250.000			1250					
	1.00 HALF BTH			1050.00			1050.000			1050					
B	08 MOBILE H	5	1.00	43.51	.7393		32.166	5	1.00	160					
	0812 FWA/CAC			2.00			2.000	5		10					
	0802 VINYL							5							
C	83 STOOP	115	1.00	14.32	.6875		9.845	115	1.00	1132					
D	87 MH SKIRT	190	1.00	15.50	1.0000		15.500	190	1.00	2945					
				HSF: 1841.00			%COMP: 100			72775	1.00	72775	-.25-	=	49123
				MKT 90.00			STRUCTURE VALUE:			39.53	OGRCN/HSF	26.68	FMV/HSF		49123

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	10000	10000	100%	UNK		61123
OTHERFEAT	2000	2000	100%	05132022		24390LV/AC
STRUCTURE	49123	49123	100%	1955-631		TV/HSF
TOTAL	61123	61123	100%		0000%	SP/HSF
APPRaised-VALUE:						61123