

+OWNERSHIP 1015659 2024 1/04/2024  
 WADE JEFFREY LYN  
 WADE JUSTINE ELIZABETH  
 619 BURNCOAT RD  
 KINSTON NC 28504  
 DEED: 1947 836

PROPERTY DESCRIPTION  
 PINEHAVEN LOT 4  
 619 BURNCOAT RD  
 619 BURNCOAT RD

TAX SUBDIVISIONS  
 TRENT  
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER 357200851291  
 RECORD NUMBER: 31948  
 ROUTE 82000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

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+-----76-----+
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3
0
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+---12---+
A      B      6
+-----22-----6--12-----42-----+
  
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TOPO	STREET	UTILITY	ZONING	2.180 ACRES	NBHD
					0004

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13HBS-PAVED	1.00AC	15000	1.00	1.00	1.00	15000
2	40HRESIDUAL (CLE	1.18AC	4000	1.00	1.00	1.00	4720

LAND VALUE: 19720

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - MOBILE HOME
BRICK	VINYL	FWA/CAC	COMP SHNG	1.00STHT	
CONIWALL				4 BDRM	1.00LFUF

RES - IMP C AYB 2010 EYB

DIMENSIONS: A-DU30DR76DD30DL42DU6DL12DD6DL22 B-MR22DU6DR12DD6DL12 C-MR22MR54MU15DU4DR3DD4DL3

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	08 MOBILE H	2208	1.00	43.51	.7119		30.974	2208	1.00	68390				
	0812 FWA/CAC			2.00				2208		4416				
	0802 VINYL							2208						
	3.00 FULL BTH			1750.00			1750.000			5250				
B	81 PORCH	72	1.00	31.91	.7271		23.201	72	1.00	1670				
C	84 WOOD DEC	12	1.00	23.27	.8281		19.269	12	1.00	231				
D	87 MH SKIRT	212	1.00	15.50	1.0000		15.500	212	1.00	3286				
			HSF:	2208.00			%COMP: 100			83243	1.00	83243	-.17-	= 69092
							STRUCTURE VALUE:			37.70	OGRCN/HSF		31.29	FMV/HSF 69092

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	19720	19720	100%	WD		88812
OTHERFEAT			%	03012022		9045LV/AC
STRUCTURE	69092	69092	100%	1947-836		TV/HSF
TOTAL	88812	88812	100%	125000	0071%	SP/HSF
						APPRaised-VALUE: 88812