

+OWNERSHIP 1008697 2024 1/04/2024
 MOSSBERG TIMMY ERIC
 MOSSBERG HEATHER L
 437 BURNCOAT RD
 KINSTON NC 28504
 DEED: 1855 149

PROPERTY DESCRIPTION
 PINEHAVEN LOT 16
 437 BURNCOAT RD
 437 BURNCOAT RD

TAX SUBDIVISIONS
 TRENT
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER 357200963624
 RECORD NUMBER: 31960
 ROUTE 70000
 LISTER: LNLEGLISH 5012023
 CARD NO 1
 REVIEW:

-----76-----
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 2
 7
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 A
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 +-----28-----+

TOPO STREET UTILITY ZONING 1.710 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	.71AC	4000	1.00	1.00	1.00	2840

LAND VALUE: 17840

#	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				3 BDRM	1.00LFUF

RES - IMP C AYB 2000 EYB
 DIMENSIONS: A-DU27DR76DD27DL76 B-MR28DR28DD10DL28DU10

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	08 MOBILE H	2052	1.00	43.51	.7126		31.005	2052	1.00	63622					
	0812 FWA/CAC			2.00			2.000	2052		4104					
	0802 VINYL							2052							
	2.00 FULL BTH			1750.00			1750.000			3500					
	1.00 FP			1250.00			1250.000			1250					
B	83 STOOP	280	1.00	14.32	.6252		8.952	280	1.00	2506					
C	87 MH SKIRT	206	1.00	15.50	1.0000		15.500	206	1.00	3193					
	HSF:			2052.00			%COMP: 100			78175	1.00	78175	-.43-	=	44560
	STRUCTURE VALUE:							38.09	OGRCN/HSF			21.71	FMV/HSF		44560

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	17840	17840	100%	WD		62400
OTHERFEAT			%	05012019		10432LV/AC
STRUCTURE	44560	44560	100%	1855-149		TV/HSF
TOTAL	62400	62400	100%	95000	0065%	SP/HSF
						APPRaised-VALUE: 62400