

+OWNERSHIP 1019213
 SOWERS MICHAEL
 SOWERS LINDA
 341 BURNCOAT RD
 KINSTON NC 28504
 DEED: 1982 505

2024 1/04/2024

PROPERTY DESCRIPTION
 PINEHAVEN LOT 23
 341 BURNCOAT RD
 341 BURNCOAT RD

TAX SUBDIVISIONS
 TRENT
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER
 35820070482
 RECORD NUMBER: 31967
 ROUTE 82000
 LISTER: LNHCOOKE 5042023
 REVIEW:

CARD NO
 1

+---8---+
 : 8
 8 :
 :
 +-----60-----D+-----+
 :
 :
 :
 :
 :
 2 2
 8 8
 :
 :
 +4--+ :
 5 :
 +4BA :
 :
 +-----60C-----+
 : :
 : 8 8
 : :
 : :
 +-----14-----+

TOPO	STREET	UTILITY	ZONING	1.820 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	.82AC	4000	1.00	1.00	1.00	3280

LAND VALUE:							18280
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
61	17CFRM-BLDG	1*	15.00			1	1.00 .01 2500

OTHER VALUE:							2500
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR	- MOBILE HOME	
BRICK	VINYL	FWA/CAC	COMPSHNG	1.00STHT			
CONIWALL				'WALL			
				3 BDRM	1.00LFUF		

RES - IMP C AYB 1999 EYB
 DIMENSIONS: A-DU28DR60DD28DL60 B-MU3DL4DU5DR4DD5 C-MU3MD3MR31DR14DD8DL14DU8 D-MR31MR29MU28ML21DL8DU8DR8DD8

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	08 MOBILE H	1680	1.00	43.51	.7652		33.293	1680	1.00	55932				
	0812 FWA/CAC			2.00			2.000	1680		3360				
	0802 VINYL							1680						
	2.00 FULL BTH			1750.00			1750.000			3500				
	1.00 FP			1250.00			1250.000			1250				
B	83 STOOP	20	1.00	14.32	1.0000		14.320	20	1.00	286				
C	83 STOOP	112	1.00	14.32	.6875		9.845	112	1.00	1102				
D	84 WOOD DEC	64	1.00	23.27	.6119		14.238	64	1.00	911				
E	87 MH SKIRT	176	1.00	15.50	1.0000		15.500	176	1.00	2728				
			HSF:	1680.00			%COMP: 100			69069	1.00	69069	-.45-	= 37988
							RPCN:			41.11	OGRCN/HSF	22.61	FMV/HSF	37988
							STRUCTURE VALUE:							

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	18280	18280	100%	WD		10043LV/AC
OTHERFEAT	2500	2500	100%	02242023		
STRUCTURE	37988	37988	100%	1982-505		TV/HSF
TOTAL	58768	58768	100%	147000	0039%	SP/HSF
						APPRaised-VALUE: 58768