

+OWNERSHIP 1017611 2024 1/04/2024
 NICHOLS JUSTIN SCOTT

PROPERTY DESCRIPTION
 SR 1342
 233 WILL BAKER RD

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SOUTHWOOD FIRE

MAP NUMBER CARD NO
 451302580668 1
 RECORD NUMBER: 32985
 ROUTE 2068000
 LISTER: LNLEGLISH 5012023
 REVIEW:

233 WILL BAKER RD
 KINSTON NC 28504
 DEED: 1962 808

233 WILL BAKER RD

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TOPO STREET UTILITY ZONING .920 ACRES NBHD
 0038

NOTES:01 ADDED CARPORT FOR 2004

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	13HBS-PAVED	.92AC	15000	1.06	1.00	1.00	15900 14628

LAND VALUE: 14628

#	OTHER FEAT	SIZE	BASERATE	*SIZ*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
60	01CDETGAR-F	1*	19.11	1		1	1.00 .01 10000

OTHER VALUE: 10000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	HEATPUMP	COMPSHNG	1.00STHT	
CONIWALL				3 BDRM	1.00LFUF

RES - IMP C AYB 1999 EYB
 DIMENSIONS: A-DU23DL21DU10DR69DD31DL14DU1DL17DD3DL17 B-MR16DR1DU3DR17DD1DR1DD3DL19DU1 C-MR16ML17MU3DL21DU20
 DR21DD20 D-MU3ML1ML21MU30MR5DU29DR24DD29DL24

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1715	1.00	79.84	.8262		65.963	1715	1.00	113126				
	0110 HEATPUMP			2.00			2.000	1715		3430				
	0103 BRICK			3.00			3.000	1715		5145				
	2.00 FULL BTH			3000.00			3000.000			6000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	81 PORCH	72	1.00	31.91	.7271		23.201	72	1.00	1670				
C	76 GAR FINB	420	1.00	33.17	.7744		25.686	420	1.00	10788				
D	79 CARPORT-	696	1.00	17.50	1.0000		17.500	696	1.00	12180				
			HSF:	1715.00			%COMP: 100		RPCN:	154139	1.00	154139	-.18-.02=	123867
							STRUCTURE VALUE:	89.87	OGRCN/HSF			72.22	FMV/HSF	123867

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	14628	14628	100%	WD		148495
OTHERFEAT	10000	10000	100%	07282022		15900LV/AC
STRUCTURE	123867	123867	100%	1962-808		TV/HSF
TOTAL	148495	148495	100%	250000	0059%	SP/HSF

APPRAISED-VALUE: 148495