

+OWNERSHIP 1018651
TURNEY JAYCE D

2024 1/04/2024

PROPERTY DESCRIPTION
1452 BRITISH RD
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TAX SUBDIVISIONS
SAND HILL
COUNTY/WYSE FORK FIRE

MAP NUMBER
45550009225
RECORD NUMBER: 33108
ROUTE 1040
LISTER: LNHCOOKE 2282023
REVIEW:

1452 BRITISH RD
KINSTON NC 28501
DEED: 1978 404

| | | | | | |
|------|--------|---------|--------|------------|------|
| TOPO | STREET | UTILITY | ZONING | .910 ACRES | NBHD |
| | | | | | 0026 |

-----64-----
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A

NOTES:

| # | LAND CLASS | SIZE | *RATE | *SIZ* | *DPT* | *ADJ* | =LND-VALUE |
|---|-------------|-------|-------|-------|-------|-------|-------------|
| 1 | 13GBS-PAVED | .91AC | 14000 | 1.07 | 1.00 | 1.00 | 14979 13631 |

-----64B-----
:
: 6
: 6
+-----16-----+

LAND VALUE: 13631

| # | OTHER FEAT | SIZE | BASERATE* | SIZ%= | ADJRATE* | UNITS | *OGR% | -COND%= | OFB-VALU |
|----|-------------|------|-----------|-------|----------|-------|-------|---------|----------|
| 61 | 78CMETALCAR | 1* 1 | 5.00 | | | 1 | 1.00 | .01 | 1000 |
| 62 | 01CDETGAR-F | 1* 1 | 19.11 | | | 1 | 1.00 | .01 | 5000 |
| 63 | 26CSTLBLDG | 1* 1 | 10.00 | | | 1 | 1.00 | .01 | 500 |
| | | * | | | | | | | |
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| | | * | | | | | | | |

OTHER VALUE: 6500

| 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-DU28DR64DD28DL64 B-MR32DR16DD6DL16DU6

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT% = | ADJRATE* | AREA* | *STY = | COST | OG% | OG RCN | -DEPR% - | CND% = | FMV |
|---|---------------|-----------|------|----------|--------|----------|------------------|-------|--------|------------|-----------|--------------|----------|---------|-------|
| A | 08 MOBILE H | 1792 | 1.00 | 43.51 | .7479 | | 32.541 | 1792 | 1.00 | 58313 | | | | | |
| | 0812 FWA/CAC | | | 2.00 | | | 2.000 | 1792 | | 3584 | | | | | |
| | 0802 VINYL | | | | | | | 1792 | | | | | | | |
| | 2.00 FULL BTH | | | 1750.00 | | | 1750.000 | | | 3500 | | | | | |
| B | 83 STOOP | 96 | 1.00 | 14.32 | .6875 | | 9.845 | 96 | 1.00 | 945 | | | | | |
| C | 87 MH SKIRT | 184 | 1.00 | 15.50 | 1.0000 | | 15.500 | 184 | 1.00 | 2852 | | | | | |
| | | | HSF: | 1792.00 | | | %COMP: 100 | | RPCN: | 69194 1.00 | | 69194 - .43- | = | | 39441 |
| | | | | | | | STRUCTURE VALUE: | | | 38.61 | OGRCN/HSF | | 22.00 | FMV/HSF | 39441 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|-------|-----------|------|----------|-------|------------------------|
| LAND | 13631 | 13631 | 100% | WD | | 14979LV/AC |
| OTHERFEAT | 6500 | 6500 | 100% | 01052023 | | |
| STRUCTURE | 39441 | 39441 | 100% | 1978-404 | | TV/HSF |
| TOTAL | 59572 | 59572 | 100% | 110000 | 0054% | SP/HSF |
| | | | | | | APPRaised-VALUE: 59572 |