

+OWNERSHIP 1011734 2024 1/04/2024
 RIGSBY CALEB WALKER
 WHITESIDE CLARA L
 2325 FRED EVERETT RD
 KINSTON NC 28504
 DEED: 1888 142

PROPERTY DESCRIPTION
 SR 1543 OFF & MH
 30FT EASEMENT TO PROPERTY
 2325 FRED EVERETT RD

TAX SUBDIVISIONS
 FALLING CREEK
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER 359700754001
 CARD NO 1
 RECORD NUMBER: 33788
 ROUTE 318030
 LISTER: LNLEGLISH 5012023
 REVIEW:

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TOPO	STREET	UTILITY	ZONING					.800 ACRES	NBHD
	PRIVATE			NOTES:01 NEW PARCEL WITH DWMH FROM 01 RN2625 FOR 2001				0073	
#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE		
1	14MBS-DIRT	.80AC	17000	1.19	1.00	1.00	20230 16184		

LAND VALUE: 16184

#	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	METAL	1.00STHT	
CONIWALL				'WALL 4 BDRM	1.00LFUF

RES - IMP C AYB 1994 EYB
 DIMENSIONS: A-DU27DR76DD27DL76 B-MR16DR20DD6DL20DU6

#	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	120	1.00	14.32	.6875		9.845	120	1.00	1181				
C	87 MH SKIRT	206	1.00	15.50	1.0000		15.500	206	1.00	3193				
	HSF:			2052.00			%COMP: 100			76850	1.00	76850	-.54-	= 31815
	MKT			90.00			STRUCTURE VALUE:			37.45	OGRCN/HSF	15.50	FMV/HSF	31815

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	16184	16184	100%	QC		47999
OTHERFEAT			%	05282020		
STRUCTURE	31815	31815	100%	1884-102		
TOTAL	47999	47999	100%	12000	0399%	

20230LV/AC TV/HSF SP/HSF
 APPRAISED-VALUE: 47999