

+OWNERSHIP 1009644  
 VINCENT ALEXANDER  
 MOODY MAYLEN  
 521 MANLEY CREEK DR  
 KINSTON NC 28504  
 DEED: 1861 767

2024 1/04/2024

PROPERTY DESCRIPTION  
 MANLEY CR EST 14  
 521 MANLEY CREEK DR  
 521 MANLEY CREEK DR

TAX SUBDIVISIONS  
 TRENT  
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER  
 357300644154  
 RECORD NUMBER: 33872  
 ROUTE 33000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

CARD NO  
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TOPO	STREET	UTILITY	ZONING	.510 ACRES	NBHD
	PAVED				0004

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ*	=LND-VALUE
1	14HBS-DIRT	.51AC	12750	1.49	1.00	1.00	18996 9688

LAND VALUE: 9688

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#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	-COND%*	OFB-VALU
61	26CSTLBLDG	1*	10.00			1	1.00	.01	500
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 500

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 2004 EYB  
 DIMENSIONS: A-DU30DR66DD30DL66 B-MR30DR8DD8DL8DU8

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	= ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	08 MOBILE H	1980	1.00	43.51	.7135		31.044	1980	1.00	61467				
	0812 FWA/CAC			2.00			2.000	1980		3960				
	0802 VINYL							1980						
	2.00 FULL BTH			1750.00			1750.000			3500				
	1.00 FP			1250.00			1250.000			1250				
B	84 WOOD DEC	64	1.00	23.27	.6119		14.238	64	1.00	911				
C	87 MH SKIRT	192	1.00	15.50	1.0000		15.500	192	1.00	2976				
			HSF:	1980.00			%COMP: 100			74064	1.00	74064	-.33-	= 49623
							STRUCTURE VALUE:			37.40	OGRCN/HSF	25.06	FMV/HSF	49623

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	9688	9688	100%	WD		18996LV/AC
OTHERFEAT	500	500	100%	07262019		
STRUCTURE	49623	49623	100%	1861-767		TV/HSF
TOTAL	59811	59811	100%	67000	0089%	SP/HSF
						APPRaised-VALUE: 59811