

+OWNERSHIP 1007508 2024 5/13/2024
 GCSG INVESTMENTS LTD
 306 W 7TH ST STE 614
 FORT WORTH TX 76102
 DEED: 1855 735

PROPERTY DESCRIPTION
 UPLANDS PK B4 SEC A
 809 HERBERT DR
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TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER 453510368161
 RECORD NUMBER: 34461
 ROUTE 10036000
 LISTER: LNHCOOKE 5062024
 REVIEW:

TOPO	STREET	UTILITY	ZONING				.300 ACRES	NBHD
				NOTES:				0219
#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE	
1	1N LOT	1.00LT	6000		1.00	1.00	6000	6000

LAND VALUE:										6000
#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU	
61	78CMETALCAR	1* 1	5.00			1	1.00	.01	500	
62	77CMETALGAR	1* 1	10.00			1	1.00	.01	2000	
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	

RES - IMP D AYB 1996 EYB 2000
 DIMENSIONS: A-DU28DR54DD28DL22DU1DL4DD1DL6DU1DL6DD1DL16 B-MR16MD6DU7DR6DD1DR6DU1DR4DD7DL16 C-MD6MR16MR16MU
 6MR22MU6DU12DR12DD12DL12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	08 MOBILE H	1502	1.00	43.51	.8058		35.060	1502	1.00	52660				
	0812 FWA/CAC			2.00			2.000	1502		3004				
	0802 VINYL							1502						
	2.00 FULL BTH			1750.00			1750.000			3500				
	1.00 FP			1250.00			1250.000			1250				
B	83 STOOP	106	1.00	14.32	.6875		9.845	106	1.00	1043				
C	84 WOOD DEC	144	1.00	23.27	.5479		12.749	144	1.00	1835				
D	87 MH SKIRT	164	1.00	15.50	1.0000		15.500	164	1.00	2542				
				HSF:	1502.00	%COMP:	100	RPCN:	65834	.86	56617	- .43-	=	29044
				MKT	90.00	STRUCTURE VALUE:		37.69	OGRCN/HSF		19.33	FMV/HSF		29044

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	6000	6000	100%	WD		20000LV/AC
OTHERFEAT	2500	2500	100%	04302024		
STRUCTURE	29044	29044	100%	2019-235		TV/HSF
TOTAL	37544	37544	100%	120000	0031%	SP/HSF
						APPRAISED-VALUE: 37544