

+OWNERSHIP 1019138 2024 1/04/2024
 PARKER HUNTER
 RUTTNER CAITLYN
 2957 HAZEL HILL RD
 KINSTON NC 28504
 DEED: 1986 280

PROPERTY DESCRIPTION
 BURNCOAT 8
 2957 HAZEL HILL DR

TAX SUBDIVISIONS
 TRENT
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER 357200878388 CARD NO 1
 RECORD NUMBER: 35325
 ROUTE 50000
 LISTER: LNLHOLLO 5022023
 REVIEW:

+-----76-----+
 :
 :
 :
 :
 2
 7
 :
 :
 A
 +-----B-----76-----+
 +-----27-----5

TOPO	STREET	UTILITY	ZONING	1.110	ACRES	NBHD
	PAVED					0004
NOTES:01 APPEAL HAD APPRAISAL						
#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ% =LND-VALUE
1	13HBS-PAVED	1.00AC	15000	1.00	1.00	15000
2	40HRESIDUAL (CLE	.11AC	4000	1.00	1.00	440

LAND VALUE: 15440

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
60	20CSTRGSHLT	1*	12.50	1		1	1.00 .01 500
		*					
		*					
		*					
		*					
		*					
		*					

OTHER VALUE: 500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	HEATPUMP	COMP SHNG	1.00STHT	
CONIWALL				'WALL	
				4 BDRM	1.00LFUF

RES - IMP C AYB 2005 EYB
 DIMENSIONS: A-DU27DR76DD27DL76 B-MR21DR27DD5DL27DU5 C-MR21MR55MU14DU3DR3DD3DL3

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	14 MODULAR	2052	1.00	62.97	.7710		48.549	2052	1.00	99622				
	1410 HEATPUMP			2.00			2.000	2052		4104				
	1402 VINYL			1.00			1.000	2052		2052				
	2.00 FULL BTH			2000.00			2000.000			4000				
	1.00 HALF BTH			1200.00			1200.000			1200				
B	81 PORCH	135	1.00	31.91	.6921		22.084	135	1.00	2981				
C	84 WOOD DEC	9	1.00	23.27	1.0000		23.270	9	1.00	209				
			HSF:	2052.00			%COMP: 100			114168	1.00	114168	-.12-.10=	89052
							STRUCTURE VALUE:			55.63	OGRCN/HSF	43.39	FMV/HSF	89052

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	15440	15440	100%	WD		13909LV/AC
OTHERFEAT	500	500	100%	04142023		
STRUCTURE	89052	89052	100%	1986-280		TV/HSF
TOTAL	104992	104992	100%	235000	0044%	SP/HSF
						APPRaised-VALUE: 104992