

+OWNERSHIP 20964
HEATH MELISSA H
414 WENDY LANE
KINSTON NC 28504
DEED: 1623 68

2024 1/04/2024

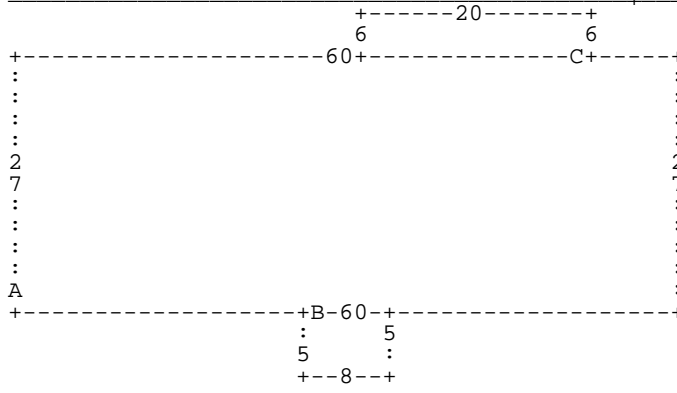
PROPERTY DESCRIPTION
EUBANKS 28A
CP&L/AT&T R/W THRU LOT

TAX SUBDIVISIONS
NEUSE
COUNTY/SANDY BOTTOM FIRE

MAP NUMBER
451403126676
RECORD NUMBER: 35364
ROUTE 3091000
LISTER: LNLEGLISH 5012023
REVIEW:

CARD NO
1

414 WENDY LN



TOPO	STREET	UTILITY	ZONING	.610 ACRES	NBHD
FD ZONE	UNPAVED				0131

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1V LOT	1.00LT	10000		1.00	.75	7500

LAND VALUE:

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
2	41CMH-HK-UP	1*	2000.00			1	1.00		2000

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - MOBILE HOME
BRICK	VINYL	HEATPUMP	COMPSHNG	1.00STHT	
CONIWALL				3 BDRM	1.00LFUF

RES - IMP C AYB 2003 EYB
DIMENSIONS: A-DU27DR60DD27DL60 B-MR26DR8DD5DL8DU5 C-MR26MR34MU27ML8DL20DU6DR20DD6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	CND%*	FMV
A	08 MOBILE H	1620	1.00	43.51	.7746		33.702	1620	1.00	54597					
	0810 HEATPUMP			2.00			2.000	1620		3240					
	0802 VINYL							1620							
	2.00 FULL BTH			1750.00			1750.000			3500					
	1.00 FP			1250.00			1250.000			1250					
B	83 STOOP	40	1.00	14.32	.7695		11.019	40	1.00	440					
C	83 STOOP	120	1.00	14.32	.6875		9.845	120	1.00	1181					
D	87 MH SKIRT	174	1.00	15.50	1.0000		15.500	174	1.00	2697					
			HSF:	1620.00			%COMP: 100			66905	1.00	66905	.35-	=	39140
			MKT	90.00			STRUCTURE VALUE:			41.29	OGRCN/HSF	24.16	FMV/HSF		39140

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	7500	7500	100%	UNK		12295LV/AC
OTHERFEAT	2000	2000	100%	01272011		
STRUCTURE	39140	39140	100%	1623 -0068		TV/HSF
TOTAL	48640	48640	100%	83000	0058%	SP/HSF

APPRAISED-VALUE: 48640