

+OWNERSHIP 1001751 2024 1/04/2024
 BARNES CHRISTOPHER J
 BARNES KIMBERLY H
 613 ACADEMY HIGHTS RD
 KINSTON NC 28504
 DEED: 1789 631

PROPERTY DESCRIPTION
 SR 1579 TRACT/A
 L298400/15
 613 ACADEMY HEIGHTS RD

TAX SUBDIVISIONS
 VANCE
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER 452703116154
 RECORD NUMBER: 36015
 ROUTE 3001010
 LISTER: LNLGLISH 5012023
 REVIEW:

```

+-----37-----+-----28-----+
:               :               :
:               :               :
2      +---22---E2      2      2
:      :               :               :
2      8      D      :               :
:      :               :               :
+-----+37-----+ +-----20-----+4+
:               :               :
:               :               :
:               :               :
3      3      0
:               :               :
4      2      :
:               :               :
:               :               :
A      C      :
+-----+45-----+ +-----24-----+
:               :               :
8      8      :
:               :               :
+-----+45-----+
  
```

TOPO STREET UTILITY ZONING 4.810 ACRES NBHD 0071

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13IBS-PAVED	1.00AC	16000	1.00	1.00	1.00	16000
2	40JRESIDUAL (CLE	1.35AC	5000	1.00	1.00	1.00	5000
3	41CRESIDUAL (WOO	2.46AC	2500	1.00	1.00	1.00	2500

LAND VALUE: 28900

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	27CSTGBLD	1*	10.00			1	1.00	.01	1000
61	98CPAVDRIVE	1*				1	1.00	.01	2500
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 3500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR	- RESIDENTIAL	- STD
BRICK	HARDIPLK	GAS-PACK	METAL	1.00STHT			
CONIWALL				'WALL			
				3 BDRM	1.00LFUF		

RES - IMP B-5 AYB 2003 EYB 2012
 DIMENSIONS: A-DU34DR37DU22DR28DD24DL20DD32DL45 B-DR45DD8DL45DU8 C-MR45MU4DU28DR20DU2DR4DD30DL24 D-MU4MR45MU28MR
 20MU24ML28MD14DD8DL22DU8DR22 E-MU42MR37DL22DD8DL15DU22DR37DD14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%	-CND%=-	FMV
A	01 SINGLE F	2186	1.00	79.84	.8049		64.263	2186	1.00	140478					
	0111 GAS-PACK			2.00			2.000	2186		4372					
	0111 HARDIPLK							2186							
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 HALF BTH			1800.00			1800.000			1800					
B	81 PORCH	360	1.00	31.91	.6646		21.207	360	1.00	7634					
C	75 GAR FINF	680	1.00	29.97	.7090		21.248	680	1.00	14448					
D	81 PORCH	176	1.00	31.91	.6658		21.245	176	1.00	3739					
E	85 PATIO-BR	638	1.00	7.50	1.0000		7.500	638	1.00	4785					
			HSF:	2186.00		%COMP: 100			RPCN:	183256 1.18		217616	-.05-	=	196399
			MKT	95.00		STRUCTURE VALUE:		99.54	OGRCN/HSF			89.84	FMV/HSF		196399

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	28900	28900	100%	WD		6008LV/AC
OTHERFEAT	3500	3500	100%	12072016		
STRUCTURE	196399	196399	100%	1789-631		TV/HSF
TOTAL	228799	228799	100%	230000	0099%	SP/HSF
						APPRaised-VALUE: 228799