

+OWNERSHIP 1013824 2024 1/04/2024
 CHRISTENSEN MILO GORDON
 CHRISTENSEN PAMELA LYNN
 175 WINDSOR FARM RD
 KINSTON NC 28504
 DEED: 1922 299

PROPERTY DESCRIPTION
 WINDSOR FARM C3
 175 WINDSOR FARM RD
 175 WINDSOR FARM RD

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER CARD NO
 450300938945 1
 RECORD NUMBER: 36415
 ROUTE 302000
 LISTER: LNLHOLLO 8222023
 REVIEW:

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A : : :
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B : : D 9
9 9 1 :
+-----15-----+
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TOPO STREET UTILITY ZONING .480 ACRES NBHD
 0191

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	2B LOT	1.00LT	12500	1.00	1.00	1.00	12500

LAND VALUE:

12500

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
2	20CSTRGSHLT	12* 16	12.50			192	1.00		2400

OTHER VALUE:

2400

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
SLAB	VINYL	HEATPUMP	COMP SHNG	1.00STHT 'WALL 3 BDRM	1.00LFUF

RES - IMP C AYB 2021 EYB 2021

DIMENSIONS: A-DU29DR53DD22DL23DD7DL30 B-MR5DD9DR15DU9DL15 C-MU29MR26DU14DR14DD14DL14 D-MR30DD12DR23DU19DL23DD
 7 E-MU29MR16DU14DR10DD14DL10

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1376	1.00	79.84	.8595		68.622	1376		94423				
	0110 HEATPUMP			2.00			2.000	1376		2752				
	0102 VINYL							1376						
	2.00 FULL BTH			3000.00			3000.000			6000				
	376.00 DBLPITCH													
B	81 PORCH	135		31.91	.6921		22.084	135		2981				
C	82 PORCH-EN	196		66.03	.4938		32.605	196		6390				
D	75 GAR FINF	437		29.97	.7958		23.850	437		10422				
E	88 CONCRETE	140		4.25	.9847		4.184	140		585				
				HSF:	1376.00	%COMP: 100		RPCN:	123553 1.00	123553 - - =				123553
				STRUCTURE VALUE:				89.79	OGRCN/HSF	89.79	FMV/HSF			123553

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	12500	12500	100%	WD		26041LV/AC
OTHERFEAT	2400	2400	100%	07072021		
STRUCTURE	123553	117393	105%	1922-299		TV/HSF
TOTAL	138453	132293	104%	184000	0075%	SP/HSF

APPRAISED-VALUE: 138453