

+OWNERSHIP 1011588
MCKNIGHT CAROL L
MCKNIGHT ALFRED
931 JOE NUNN RD
KINSTON NC 28501
DEED: 1885 399

2024 1/04/2024

PROPERTY DESCRIPTION
SR 1149 PART TR 7B
L279,900/16

TAX SUBDIVISIONS
NEUSE
COUNTY/SANDY BOTTOM FIRE

MAP NUMBER
450300316340
RECORD NUMBER: 37698
ROUTE 280000
LISTER: LNLEGLISH 5012023
REVIEW:

931 JOE NUNN RD

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+-----31-----+
1          310+
+-----34-----+ 3--18--+
:
:
:
4
1
:
:
:
:
+ -7+--16--+C---25---+
A 9          7
+-14-+B---23---+
:
:
3
0
:
:
:
+-----25-----+

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TOPO	STREET	UTILITY	ZONING	1.760 ACRES	NBHD
					0038

NOTES:01 1&76/100AC FR 30229
01 & ADD NEW HOUSE FOR 2009

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	15000	4000	=LND-VALUE
1	13HBS-PAVED	1.00AC	15000	1.00	1.00	1.00	15000		15000
2	40HRESIDUAL (CLE	.76AC	4000	1.00	1.00	1.00	4000		3040

LAND VALUE: 18040

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
2	27 STGBLD	*	10.00			1			5000
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 5000

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

RES - IMP B AYB 2008 EYB 2013 GFL
DIMENSIONS: A-DU41DR34DU3DR10DD3DR18DD33DL25DD1DL16DU2DL7DD9DL14 B-MR14DR23DU7DL16DU2DL7DD9 C-MR14MR23MU8DR
25DD30DL25DU30 D-MU8MR37MR25MU33ML18MU3DU7DL31DD10DR21DU3DR10

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	2197	1.00	79.84	.7840		62.594	2197	1.00	137519					
	0110 HEATPUMP			2.00			2.000	2197		4394					
	0102 VINYL							2197							
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 HALF BTH			1800.00			1800.000			1800					
B	81 PORCH	175	1.00	31.91	.6658		21.245	175	1.00	3717					
C	75 GAR FINF	750	1.00	29.97	.6990		20.949	750	1.00	15711					
D	81 PORCH	280	1.00	31.91	.6650		21.220	280	1.00	5941					
E	03 LIV AREA	512	1.00	52.06	.7241		37.696	512	1.00	19300					
	0310 HEATPUMP			2.00			2.000	512		1024					
	0302 VINYL			.35			.350	512		179					
			HSF:	2709.00			%COMP: 100			195585	1.25	244481	- .04-	=	234702
							STRUCTURE VALUE:	90.24		OGRCN/HSF		86.63	FMV/HSF		234702

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	18040	18040	100%	UNK		10250LV/AC
OTHERFEAT	5000	5000	100%	06152020		
STRUCTURE	234702	234702	100%	1885-399		TV/HSF
TOTAL	257742	257742	100%	275000	0093%	SP/HSF

APPRAISED-VALUE: 257742