

+OWNERSHIP 39453
 YARUS ROSALYN
 PO BOX 5481
 KINSTON NC 28503
 DEED: 1755 240

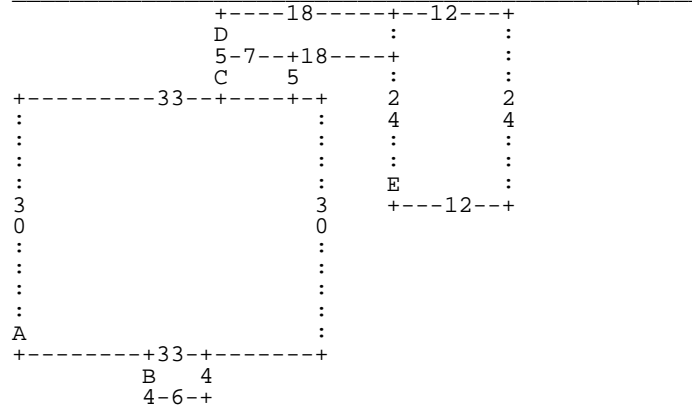
2024 1/04/2024

PROPERTY DESCRIPTION
 1009 JEFFERSON DRIVE
 1009 JEFFERSON DR

TAX SUBDIVISIONS
 FALLING CREEK
 COUNTY/CITY OF KINSTON

MAP NUMBER
 450502653548
 RECORD NUMBER: 3839
 ROUTE 2115000
 LISTER: LNLGLISH 5012023
 REVIEW:

1009 JEFFERSON DR



TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA6	.340	0017

NOTES:

#	LAND CLASS	SIZE	RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	LV LOT	1.10LT	10000		1.00	1.00	11000

LAND VALUE:

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	21CBLDGS-NV	1*				1	1.00	.01	

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR	- RESIDENTIAL	- STD
CONC-BLK	VINYL	FWA/CAC	COMPSHNG	1.00STHT			
CONIWALL				'WALL			
				3 BDRM			

RES - IMP D AYB 1955 EYB 1982
 DIMENSIONS: A-DU30DR33DD30DL33 B-MR14DD4DR6DU4DL6 C-MR14MR8MU30DU5DR7DD5DL7 D-MU30MR22MU5DU8DR18DD8DL18 E-MU
 35MR22MR18MD16DU24DR12DD24DL12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY%	COST	OG%	OG RCN	-DEPR%	-CND%	FMV
A	01 SINGLE F	990	1.00	79.84	.9125		72.854	990	1.00	72125					
	0112 FWA/CAC			2.00			2.000	990		1980					
	0102 VINYL							990							
	1.00 FULL BTH			3000.00			3000.000			3000					
B	83 STOOP	24	1.00	14.32	.7695		11.019	24	1.00	264					
C	82 PORCH-EN	35	1.00	66.03	.6651		43.916	35	1.00	1537					
D	80 CANOPY	144	1.00	10.00	1.0000		10.000	144	1.00	1440					
E	80 CANOPY	288	1.00	10.00	1.0000		10.000	288	1.00	2880					
			HSF:	990.00			%COMP: 100			83226	.86	71574	-.35-	=	23262
			MKT	50.00			STRUCTURE VALUE:			72.29	OGRCN/HSF	23.49	FMV/HSF		23262

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	11000	11000	100%			32352LV/AC
OTHERFEAT				00000000		
STRUCTURE	23262	23262	100%	-		TV/HSF
TOTAL	34262	34262	100%		0000%	SP/HSF

APPRAISED-VALUE: 34262