

+OWNERSHIP 26764 2024 1/04/2024  
 MATTHEWS CHARLES LYNN &  
 DAVIS SHERYL LYNN  
 2609 CAUSEY ROAD  
 KINSTON NC 28501  
 DEED: 1754 166

PROPERTY DESCRIPTION  
 SR 1816 LOT 3A  
 2609 CAUSEY RD  
 2609 CAUSEY RD

TAX SUBDIVISIONS  
 SAND HILL  
 COUNTY/SAND HILL FIRE

MAP NUMBER 454500925341  
 RECORD NUMBER: 39236  
 ROUTE 19010  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

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 8 8  
 +-----27-----+

TOPO STREET UTILITY ZONING 3.060 ACRES NBHD 0026

NOTES:01 3&06/100AC FR RN29485  
 01 FOR 2016

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	13GBS-PAVED	1.00AC	14000	1.00	1.00	1.00	14000
2	40HRESIDUAL (CLE	2.06AC	4000	1.00	1.00	1.00	8240

LAND VALUE: 22240

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%	-COND%*	OFB-VALU
60	27CSTGBLD	1* 1	10.00			1	1.00	.01	2000
61	78CMETALCAR	1* 1	5.00			1	1.00	.01	500

OTHER VALUE: 2500

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

RES - IMP C AYB 2015 EYB  
 DIMENSIONS: A-DU30DR76DD30DL76 B-MR19DR27DD8DL27DU8 C-MR19MR57MU15DU4DR4DD4DL4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	14 MODULAR	2280	1.00	62.97	.7563		47.624	2280	1.00	108582				
	1410 HEATPUMP			2.00			2.000	2280		4560				
	1402 VINYL			1.00			1.000	2280		2280				
	2.00 FULL BTH			2000.00			2000.000			4000				
B	83 STOOP	216	1.00	14.32	.6261		8.965	216	1.00	1936				
C	83 STOOP	16	1.00	14.32	1.0000		14.320	16	1.00	229				
	HSF:			2280.00			%COMP: 100	RPCN:		121587	1.00	121587	-.02-	119156
	STRUCTURE VALUE:							53.32		OGRCN/HSF		52.26	FMV/HSF	119156

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	22240	22240	100%			143896
OTHERFEAT	2500	2500	100%	00000000		7267LV/AC
STRUCTURE	119156	119156	100%	-		TV/HSF
TOTAL	143896	143896	100%		0000%	SP/HSF
						APPRaised-VALUE: 143896