

+OWNERSHIP 1000299
SEYMOUR DANIEL C
3830 HWY 258 NORTH
KINSTON NC 28504
DEED: 1769 21

2024 1/04/2024

PROPERTY DESCRIPTION
3830 HWY 258 NORTH
L49900/15 INCL 4308
3830 HWY 258 NORTH

TAX SUBDIVISIONS
INSTITUTE
COUNTY/NORTH LENIOR FIRE

MAP NUMBER
359800912669
RECORD NUMBER: 4309
ROUTE 22000
LISTER: LNLEGLISH 5012023
REVIEW:

CARD NO
1

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+--16--+
:
: 2
2 1
8
:+C---24---+
::
D:
7:
+:
3 3
6 6
:
:
A
+---24---+
B 6
6--14--+

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TOPO STREET UTILITY ZONING .760 ACRES NBHD
0071

NOTES:01 84/100AC TO 38521 FOR 201

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	13IBS-PAVED	.76AC	16000	1.24	1.00	1.00	19839

LAND VALUE: 15078

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	05CDETGARCD	1* 1	19.50			1	1.00	.01	1500
61	21CBLDGS-NV	1* 1				1	1.00	.01	

OTHER VALUE: 1500

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

RES - IMP D AYB 1901 EYB 1957

DIMENSIONS: A-DU36DR24DD36DL24 B-MR4DD6DR14DU6DL14 C-MR4ML4MU36DR12DU21DL16DD28DR4DU7 D-MU36MD7DL4DD7DR4DU7

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	CND%*	FMV
A	01 SINGLE F	864	1.00	79.84	.9310		74.331	864	1.00	64221					
	0110 HEATPUMP			2.00			2.000	864		1728					
	0102 VINYL							864							
	1.00 FULL BTH			3000.00			3000.000			3000					
	1.00 FP			3000.00			3000.000			3000					
B	81 PORCH	84	1.00	31.91	.7271		23.201	84	1.00	1948					
C	84 WOOD DEC	364	1.00	23.27	.4936		11.486	364	1.00	4180					
D	81 PORCH	28	1.00	31.91	.8101		25.850	28	1.00	723					
	HSF:			864.00			%COMP: 100			78800	.86		67768 - .60 - .10=		23178
	MKT			95.00			STRUCTURE VALUE:			78.43	OGRCN/HSF		26.82	FMV/HSF	23178

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	15078	15078	100%	QC		19839LV/AC
OTHERFEAT	1500	1500	100%	03072016		
STRUCTURE	23178	23178	100%	1769- 21		TV/HSF
TOTAL	39756	39756	100%	35000	0113%	SP/HSF

APPRAISED-VALUE: 39756