

+OWNERSHIP 1011066 2024 1/04/2024
 COX JONATHAN A
 COX THERESA W
 746 CAVALIER CR
 KINSTON NC 28501
 DEED: 1878 349

PROPERTY DESCRIPTION
 746 CAVALIER CR
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TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452505095104 1
 RECORD NUMBER: 5030
 ROUTE 5138000
 LISTER: LNLEGLISH 5012023
 REVIEW:

```

+---8---+
:      +-----26-----+
:      8      :
+---16---D+E4+      8
:      4 4      :
:      +---+-----26-----C+
:      :
:      :
:      :
3      :
0      :
:      :
:      :
:      :
:      :
A      +33
+---19---2 +---20---+
      B3+
  
```

TOPO STREET UTILITY ZONING .230 ACRES NBHD
 RA8 0225

NOTES:

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

LAND VALUE: 10000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	27CSTGBLD	1*	1	10.00		1	1.00	.01	1000
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 1000

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

RES - IMP D AYB 1959 EYB 1977
 DIMENSIONS: A-DU30DR16DD4DR26DD27DL20DU3DL3DD2DL19 B-MR19DD2DR3DU4DL3DD2 C-MR19MU2MR3MD3MR20MU27DL26DU8DR26DD

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR% -CND% =	FMV
A	01 SINGLE F	1170	1.00	79.84	.8834		70.530	1170	1.00	82520				
	0110 HEATPUMP			2.00			2.000	1170		2340				
	0103 BRICK			3.00			3.000	1170		3510				
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	12	1.00	31.91	.8101		25.850	12	1.00	310				
C	88 CONCRETE	208	1.00	4.25	.9796		4.163	208	1.00	865				
D	77 UTILITY	64	1.00	27.50	1.0000		27.500	64	1.00	1760				
E	83 STOOP	16	1.00	14.32	1.0000		14.320	16	1.00	229				
			HSF:	1170	1.00	%COMP: 100		RPCN:		94534	.86	81299	-.40-	=
			MKT	67.50		STRUCTURE VALUE:		69.48	OGRCN/HSF			28.14	FMV/HSF	32926

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	10000	10000	100%	WD		43478LV/AC
OTHERFEAT	1000	1000	100%	03062020		
STRUCTURE	32926	32926	100%	1878-349		TV/HSF
TOTAL	43926	43926	100%	55000	0079%	SP/HSF
						APPRAISED-VALUE: 43926