

+OWNERSHIP 1002084
 WAY LEROY SR
 805 EAGLE RD
 KINSTON NC 28501
 DEED: 1835 578

2024 1/04/2024

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

MAP NUMBER
 452505092259
 RECORD NUMBER: 5562
 ROUTE 5135000
 LISTER: LNLEGLISH 5012023
 REVIEW:

CARD NO
 1

+-----48-----+
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 :
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 :
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 2
 +-4-5
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 5
 +-4C+
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 A
 +-----18-----+ B5-2
 2 +22
 6 -+-----23-----+
 +--7--+

TOPO	STREET	UTILITY	ZONING	.310 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	21CBLDGS-NV	1*	1			1	1.00 .01
61	78 METALCAR	*	5.00			1	500
		*					
		*					
		*					
		*					
		*					
OTHER VALUE:							500
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD		
BRICK	BRICK	FWA/CAC	COMP SHNG	1.00STHT			
CONIWALL				'WALL 3 BDRM			

RES - IMP D AYB 1959 EYB 1977
 DIMENSIONS: A-DU25DR48DD27DL23DU2DL2DU2DL5DD2DL18 B-MR18MU2DR5DD2DR2DD4DL7DU6 C-MU2MR18ML18MU4DL4DU5DR4DD5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1236	1.00	79.84	.8774		70.051	1236	1.00	86583				
	0112 FWA/CAC			2.00			2.000	1236		2472				
	0103 BRICK			3.00			3.000	1236		3708				
	1.00 FULL BTH			3000.00			3000.000			3000				
B	83 STOOP	38	1.00	14.32	.7695		11.019	38	1.00	418				
C	83 STOOP	20	1.00	14.32	1.0000		14.320	20	1.00	286				
			HSF:	1236.00			%COMP: 100	RPCN:		96467	.86	82961	-.40-	= 33599
			MKT	67.50			STRUCTURE VALUE:			67.12	OGRCN/HSF	27.18	FMV/HSF	33599

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	10000	10000	100%	UNK		44099
OTHERFEAT	500	500	100%	07302018		32258LV/AC
STRUCTURE	33599	33599	100%	1835-578		TV/HSF
TOTAL	44099	44099	100%	75000	0058%	SP/HSF
APPRaised-VALUE:						44099