

+OWNERSHIP 26564 2024 1/04/2024
 MANSFIELD CODY WESTON &
 MANSFIELD JAMIE LEIGH
 2593 WALLACE FAMILY RD
 KINSTON NC 28501
 DEED: 1751 12

PROPERTY DESCRIPTION
 SR 1732 BRIARY ESTATE 1
 ONE 20X40 ROOM UPSTAIRS
 2593 WALLACE FAMILY RD

TAX SUBDIVISIONS
 KINSTON
 COUNTY/HUGO FIRE

MAP NUMBER CARD NO
 453601491960 1
 RECORD NUMBER: 5866
 ROUTE 1011000
 LISTER: LNLEGLISH 5012023
 REVIEW:

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 A :
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TOPO	STREET	UTILITY	ZONING	5.030	ACRES	NBHD	
			RA12			0071	
NOTES:01 ADJ LAND CLASS FOR 2009							
#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13IBS-PAVED	1.00AC	16000	1.00	1.00	1.00	16000
2	40HRESIDUAL (CLE	.56AC	4000	1.00	1.00	1.00	2240
3	41CRESIDUAL (WOO	3.47AC	2500	1.00	1.00	1.00	8675
LAND VALUE:							26915
#	OTHER FEAT	SIZE	BASERATE	*SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
60	10CCARPORT	1*	10.00	1		1	1.00 .01 10000
OTHER VALUE:							10000
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR	- RESIDENTIAL - STD	
BRICK	VINYL	HEATPUMP	COMP SHNG	1.00STHT			
CONIWALL	VINYL	HEATPUMP		'WALL			
				2 BDRM	1.00LFUF		

RES - IMP C+10 AYB 1998 EYB 2005
 DIMENSIONS: A-DU36DR48DD36DL48 B-DD8DR48DU8DL48 C-MR48MU13DR4DU6DL4DD6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1728	1.00	79.84	.7902		63.089	1728	1.00	109017				
	0110 HEATPUMP			2.00			2.000	1728		3456				
	0102 VINYL							1728						
	1.00 FULL BTH			3000.00			3000.000			3000				
	1.00 FP			3000.00			3000.000			3000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	81 PORCH	384	1.00	31.91	.6646		21.207	384	1.00	8143				
C	81 PORCH	24	1.00	31.91	.8101		25.850	24	1.00	620				
D	03 LIV AREA	800	1.00	52.06	.7241		37.696	800	1.00	30156				
	0310 HEATPUMP			2.00			2.000	800		1600				
	0302 VINYL			.35			.350	800		280				
			HSF:	2528.00			%COMP: 100	RPCN:		161072	1.10	177179	- .12-	= 148122
			MKT	95.00			STRUCTURE VALUE:	70.08		OGRCN/HSF		58.59	FMV/HSF	148122

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	26915	26915	100%	UNK		185037
OTHERFEAT	10000	10000	100%	07142015		5350LV/AC
STRUCTURE	148122	148122	100%	1751 -0012		TV/HSF
TOTAL	185037	185037	100%	195000	0094%	SP/HSF
APPRaised-VALUE:						185037