

+OWNERSHIP 1016105 2024 1/04/2024
 DIXON MARQUISE TYREE
 WALTERS SEQUOIA NICKOLE
 749 CAVALIER CR
 KINSTON NC 28501
 DEED: 1940 60

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

MAP NUMBER CARD NO
 452505084901 1
 RECORD NUMBER: 6497
 ROUTE 5130000
 LISTER: LNLGLISH 5012023
 REVIEW:

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 +-----27-----6
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 +49
 9 C 6
 +----26----++
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 8 +-8-+
 A B :
 +----23----6-8-1
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 +----18----+

TOPO	STREET	UTILITY	ZONING	.500 ACRES	NBHD
			RA8		0225

NOTES:01 ADDITION FOR 2003

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	1V LOT	1.10LT	10000	1.00 1.00	11000

LAND VALUE: 11000

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	GAS-PACK	LAMSHNGL	1.00STHT	
CONIWALL	BRICK	GAS-PACK		'WALL	
				3 BDRM	

RES - IMP D AYB 1955 EYB 1977
 DIMENSIONS: A-DU18DR26DU9DL4DU25DR27DD61DL18DU15DL8DD6DL23 B-MR23DU6DR8DD6DL8 C-MR23ML23MU18MR26DU9DL4DD9DR
 4 D-MU18MR26MU9ML4MU25DU6DR27DD6DL27

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY%	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1878	1.00	79.84	.8112		64.766	1878	1.00	121630					
	0111 GAS-PACK			2.00			2.000	1878		3756					
	0103 BRICK			3.00			3.000	1878		5634					
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 FP			3000.00			3000.000			3000					
	1.00 HALF BTH			1800.00			1800.000			1800					
B	81 PORCH	48	1.00	31.91	.8101		25.850	48	1.00	1240					
C	88 CONCRETE	36	1.00	4.25	.9949		4.228	36	1.00	152					
D	01 SINGLE F	162	1.00	79.84	.8112		64.766	162	1.00	10492					
	0111 GAS-PACK			2.00			2.000	162		324					
	0103 BRICK			3.00			3.000	162		486					
			HSF:	2040.00		%COMP: 100		RPCN:		154514	.86	132882	-.40-	=	53817
			MKT	67.50		STRUCTURE VALUE:		65.13		OGRCN/HSF		26.38	FMV/HSF		53817

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE	64817
LAND	11000	11000	100%	WD		22000LV/AC	
OTHERFEAT			%	12142021			
STRUCTURE	53817	53817	100%	1940- 60		TV/HSF	
TOTAL	64817	64817	100%	160000	0040%	SP/HSF	
						APPRAISED-VALUE:	64817