

+OWNERSHIP 1004495 2024 1/04/2024
CHRISTIAN MONTE CARR

PROPERTY DESCRIPTION
1401 OLD SNOW HILL RD
THE HOUSE OF ESTHER

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER 452507591564
RECORD NUMBER: 7435
ROUTE 7161000
LISTER: LNLEGLISH 5012023
CARD NO 1
REVIEW:

7801 KENSINGTON MANOR LANE
WAKE FOREST NC 27587
DEED: 1821 510

1401 OLD SNOW HILL RD

+-----60-----+
2 E
+---0---60---+---88
: :
: :
: :
: :
9 1
3 0
: 0
: :
: :
A :
+----43---7 :
B---43---+---C57---+ :
112

TOPO STREET UTILITY ZONING 2.110 ACRES NBHD
B1 0995

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	9W LAND	2.11AC	20000	1.00	1.00	1.00	20000 42200

LAND VALUE:

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	58CPAVING	5750*	10	1.70		57500	1.00	.76	23460

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	HEATPUMP	TAR&GRAV	1.00STHT	
SLAB	BRICK	HEATPUMP		16'WALL	
				BDRM	

COMM - IMP C AYB 1955 EYB 1942

DIMENSIONS: A-DU93DR100DD100DL57DU7DL43 B-DD7DR43DU7DL43 C-MD7MR64DD10DR12DU10DL12 D-MD7MR64MR36MU92DR8DU8DL8DD

8 E-MU85MR100MU8ML20DU20DL60DD20DR60

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	16 COMMERCI	9699	1.00	35.00	1.0000	1.06	37.100	9699	1.00	359832					
	1610 HEATPUMP			6.14			6.140	9699		59551					
	1603 BRICK							9699							
B	80 CANOPY	301	1.00	10.00	1.0000		10.000	301	1.00	3010					
C	82 PORCH-EN	120	1.00	66.03	.5837		38.541	120	1.00	4624					
D	78 UTILITYB	64	1.00	28.50	1.0000		28.500	64	1.00	1824					
E	16 COMMERCI	1200	1.00	35.00	1.0000	1.00	35.000	1200	1.00	42000					
	1610 HEATPUMP			6.14			6.140	1200		7368					
	1603 BRICK							1200							
				HSF:	10899.00	%COMP: 100		RPCN:		478210	1.00	478210	-.75-	.10=	107598
				STRUCTURE VALUE:				43.87	OGRCN/HSF			9.87	FMV/HSF		107598

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	42200	42200	100%	UNK		20000LV/AC
OTHERFEAT	23460	23460	100%	06092000		
STRUCTURE	107598	107598	100%	1184 -0031		TV/HSF
TOTAL	173258	173258	100%	150000	0115%	SP/HSF

APPRAISED-VALUE: 173258