

+OWNERSHIP 1013534
KTOWN LLC

2024 1/04/2024

PROPERTY DESCRIPTION
902 CANDLEWOOD DR
LISTED36500 4/03

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452615635219
RECORD NUMBER: 7734
ROUTE 15108000
LISTER: LNLEGLISH 5012023
CARD NO
1
REVIEW:

PO BOX 71
DOVER NC 28526
DEED: 1920 557

902 CANDLEWOOD DR

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+-----31-----+
:
:
:
+--6--+
:
:
:
8      2
:      5
1+     :
3      :
+1     :
:      :
:      :
7      :
:      :
:      A
+--6--B+-----31-----+

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TOPO	STREET	UTILITY	ZONING	.230 ACRES	NBHD
			RA6		0202

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1L LOT	1.00LT	5000		1.00	1.00	5000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	21CBLDGS-NV	1* 2				2	1.00	.01	

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
CONC-BLK	ASBESTOS	SPACEHTR	COMP SHNG	1.00STHT	
CONIWALL				'WALL	
				2 BDRM	

RES - IMP D AYB 1953 EYB 1957
DIMENSIONS: A-DU25DR31DD25DL31 B-DL6DU7DR1DU3DL1DU8DR6DD18 C-MR31DU10DR6DD10DL6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	CND%*	FMV
A	01 SINGLE F	775	1.00	79.84	.9495		75.808	775	1.00	58751					
	0106 SPACEHTR							775							
	0115 ASBESTOS			1.00-			1.000-	775		775-					
	1.00 FULL BTH			3000.00			3000.000			3000					
B	77 UTILITY	105	1.00	27.50	1.0000		27.500	105	1.00	2887					
C	81 PORCH	60	1.00	31.91	.8101		25.850	60	1.00	1551					
			HSF:	775.00			%COMP: 100	RPCN:		65414 .86		56256 - .60-	=		14064
			MKT	62.50			STRUCTURE VALUE:			72.58	OGRCN/HSF	18.14	FMV/HSF		14064

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	5000	5000	100%			19064
OTHERFEAT			%	00000000		
STRUCTURE	14064	14064	100%	-		
TOTAL	19064	19064	100%		0000%	

APPRaised-VALUE: 19064