

+OWNERSHIP 1012739
 BOST JEFFREY J
 TOWNSEND VICKI G
 906 CAREY RD
 KINSTON NC 28504
 DEED: 1904 210

2024 1/04/2024

PROPERTY DESCRIPTION
 906 CAREY RD
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TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER
 451512962985
 RECORD NUMBER: 8364
 ROUTE 12124000
 LISTER: LNLGLISH 5012023
 REVIEW:

CARD NO
 1

+---25---+
 : :
 2 2
 3 3
 E :
 D---25---+
 +---+35---+
 : :
 : :
 +9--+ : :
 : 3 4
 1 8 1
 9 : :
 +9C+ : :
 : :
 A : :
 +-10+B--+25---+
 5 5
 +-10+

TOPO STREET UTILITY ZONING .340 ACRES NBHD
 RA8 0307

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	2G LOT	1.05LT	18000	1.00 1.00	18000 18900

LAND VALUE: 18900

#	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	FWA/CAC	COMPSHNG	1.75STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP C AYB 1955 EYB 1972
 DIMENSIONS: A-DU38DR35DD41DL25DU3DL10 B-MR10MD3DR10DD5DL10DU5 C-MD3MR10ML10MU13DL9DU19DR9DD19 D-MU10MR10MU28
 DU7DR25DD7DL25 E-MU38MR10MU7DU23DR25DD23DL25

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1405	1.75	79.84	.7944		63.424	2459	.95	148159				
	0112 FWA/CAC			2.00			2.000	1405		2810				
	0103 BRICK			3.00			3.000	1405		4215				
	2.00 FULL BTH			3000.00			3000.000			6000				
	1.00 FP			3000.00			3000.000			3000				
B	83 STOOP	50	1.00	14.32	.7695		11.019	50	1.00	550				
C	82 PORCH-EN	171	1.00	66.03	.4938		32.605	171	1.00	5575				
D	82 PORCH-EN	175	1.00	66.03	.4938		32.605	175	1.00	5705				
E	76 GAR FINB	575	1.00	33.17	.7030		23.318	575	1.00	13407				
			HSF:	2459.00		%COMP: 100				189421	1.00	189421	-.45-	= 81261
			MKT	78.00		STRUCTURE VALUE:	77.03			OGRCN/HSF		33.04	FMV/HSF	81261

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	18900	18900	100%	SW		55588LV/AC
OTHERFEAT			%	01062021		
STRUCTURE	81261	81261	100%	1904-210		TV/HSF
TOTAL	100161	100161	100%	15000	0667%	SP/HSF

APPRAISED-VALUE: 100161