

+OWNERSHIP 1010889
WILSON GRAHAM

2024 1/04/2024

PROPERTY DESCRIPTION
1686 DUNN FAMILY RD
LOT 3

TAX SUBDIVISIONS
KINSTON
COUNTY/SAND HILL FIRE

MAP NUMBER CARD NO
453604517280 1
RECORD NUMBER: 8953
ROUTE 4021000
LISTER: LNLEGLISH 5012023
REVIEW:

1686 DUNN FAMILY RD
KINSTON NC 28501
DEED: 1875 318

1686 DUNN FAMILY RD

+-----20-----+
: :
: :
+-8--+ : 2
: : 0
9 9 :
F :
+-----+--8--E-----+--10--+
: : 7 7
: : +4+D-14--+
: : :
: : :
2 : 1 :
9 : 8 2
: : 2
: : :
: : :
: : +-----17-----+ :
A B C :
+-----29-----4-----17-----4-----14-----+

TOPO STREET UTILITY ZONING .490 ACRES NBHD
RA20 0026
NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13GBS-PAVED	.49AC	14000	1.51	1.00	1.00	21139 10358

LAND VALUE: 10358

#	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	COMP SHNG	1.00STHT	
CONIWALL	RPWINDOW			'WALL	
BRICK	VINYL			3 BDRM	1.00LFUF

RES - IMP C AYB 1971 EYB 1982

DIMENSIONS: A-DU29DR50DD7DL4DD18DL17DD4DL29 B-MR29DU4DR17DD4DL17 C-MR29MR17DU22DR14DD22DL14 D-MR46MR4MU22DR10DU
7DL10DD7 E-MU22MR50ML24MU7DR20DU20DL20DD20 F-MU29MR18DU9DR8DD9DL8

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV		
A	01 SINGLE F	1294	1.00	79.84	.8595		68.622	1294	1.00	88796						
	0112 FWA/CAC			2.00			2.000	1294		2588						
	0103 BRICK			3.00			3.000	1294		3882						
	1.00 FULL BTH			3000.00			3000.000			3000						
	1.00 HALF BTH			1800.00			1800.000			1800						
B	81 PORCH	68	1.00	31.91	.7271		23.201	68	1.00	1577						
C	79 CARPORT-	308	1.00	17.50	1.0000		17.500	308	1.00	5390						
D	78 UTILITYB	70	1.00	28.50	1.0000		28.500	70	1.00	1995						
E	85 PATIO-BR	400	1.00	7.50	1.0000		7.500	400	1.00	3000						
F	01 SINGLE F	72	1.00	79.84	.8595		68.622	72		4940						
	0102 VINYL							72								
	1.00 HALF BTH			1800.00			1800.000			1800						
HSF: 1366.00											%COMP: 100		RPCN: 118768 1.00		118768 - .35- = 77200	
STRUCTURE VALUE:											86.94 OGRCN/HSF		56.51 FMV/HSF		77200	

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	10358	10358	100%	WD		21138LV/AC
OTHERFEAT			%	01242020		
STRUCTURE	77200	77200	100%	1875-318		TV/HSF
TOTAL	87558	87558	100%	37000	0236%	SP/HSF

APPRAISED-VALUE: 87558