+OWNERSHIP 1020794 2024 1/04/2024 GANT DEMETRIO A 2514 LANGSHIRE CT. NW CONCORD NC 28027 DEED: 2006 722	PROPERTY DESCRIPTION 1209 CEDAR LANE RENTAL PROPERTY 1209 CEDAR LN	TAX SUBDIVISIONS KINSTON COUNTY/CITY OF KINSTON

MAP NUMBER	CARD NO
452516829963	1
RECORD NUMBER: 9387	
ROUTE 16072000	
LISTER: LNIBRASW 12152023	
REVIEW:	

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   6                                 6
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8  :                                 :
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+3C+---------+------35----+----------+
            B            :
            6            6
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            +-----14-----+
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TOPO	STREET	UTILITY	ZONING	.120 ACRES	NBHD
			RA6 NOTES:		0213

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

LAND VALUE: 5000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%-	COND%=OFB-VALU
		*						
		*						
		*						
		*						
		*						
		*						
		*						
		*						

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK CONIWALL	BRICK	FWA/CAC	COMPSHNG	1.00STHT 'WALL 3 BDRM	

RES - IMP D AYB 1953 EYB 1947

DIMENSIONS: A-DU26DR35DD26DL35 B-MR10DD6DR14DU6DL14 C-MR10ML10DL3DU8DR3DD8

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN -DEPR%-CND%=	FMV
A	01 SINGLE F	910	1.00	79.84	.9217		73.588	910	1.00	66965			
	0112 FWA/CAC			2.00			2.000	910		1820			
	0103 BRICK			3.00			3.000	910		2730			
	1.00 FULL BTH			3000.00			3000.000			3000			
B	81 PORCH	84	1.00	31.91	.7271		23.201	84	1.00	1948			
C	83 STOOP	24	1.00	14.32	.7695		11.019	24	1.00	264			

HSF: 910.00 %COMP: 100 RPCN: 76727 .86 65985 - .70- = 14253

MKT 72.00 STRUCTURE VALUE: 72.51 QGRCN/HSF 15.66 FMV/HSF 14253

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	19253
LAND			5000	5000	100%	WD		41666LV/AC		
OTHERFEAT					%	11212023				
STRUCTURE			14253	14253	100%	2006-722		TV/HSF		
TOTAL			19253	19253	100%	65000	0029%	SP/HSF		
									APPRAISED-VALUE:	19253