

+OWNERSHIP 19563 2024 1/04/2024  
 GRENZ RUDOLPH JOHN III

PROPERTY DESCRIPTION  
 105 WILSON AVENUE  
 FORCLOSURE SALE

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO  
 452506378762 1  
 RECORD NUMBER: 10040  
 ROUTE 6028000  
 LISTER: LNLGLISH 5012023  
 REVIEW:

PO BOX 5492  
 KINSTON NC 28503  
 DEED: 1718 622

105 WILSON AV

TOPO	STREET	UTILITY	ZONING	.230 ACRES		NBHD
			RA6			0204
NOTES:						
#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE	
1	1Q LOT	1.00LT	7500	1.00 1.00	7500	7500
LAND VALUE:						7500
#	OTHER FEAT	SIZE	BASERATE*SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
OTHER VALUE:						
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD	
BRICK	BR+VINYL	FWA/CAC	COMP SHNG	1.00STHT		
CONIWALL	BR+VINYL	FWA/CAC		'WALL		
				3 BDRM		

RES - IMP C AYB 1954 EYB 1947  
 DIMENSIONS: A-DU16DL2DU9DR2DU15DR17DU2DR28DD13DR23DD16DL23DD3DL31DD10DL3DD2DL8DU2DL3 B-MR14DU10DR31DD10DL31 C-MR  
 14MR31MU29DR23DU11DL23DD11

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1948	1.00	79.84	.8049		64.263	1948	1.00	125184				
	0112 FWA/CAC			2.00			2.000	1948		3896				
	0105 BR+VINYL			1.50			1.500	1948		2922				
	2.00 FULL BTH			3000.00			3000.000			6000				
	1.00 FP			3000.00			3000.000			3000				
B	81 PORCH	310	1.00	31.91	.6650		21.220	310	1.00	6578				
C	01 SINGLE F	253	1.00	79.84	.8049		64.263	253	1.00	16258				
	0112 FWA/CAC			2.00			2.000	253		506				
	0105 BR+VINYL			1.50			1.500	253		379				
HSF:				2201.00		%COMP: 100		RPCN:	164724	1.00	164724	-.70-.13=	27946	
MKT				65.00		STRUCTURE VALUE:	74.84	OGRCN/HSF	12.69	FMV/HSF			27946	

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	7500	7500	100%			32608LV/AC
OTHERFEAT				00000000		
STRUCTURE	27946	27946	100%	-		TV/HSF
TOTAL	35446	35446	100%		0000%	SP/HSF
APPRaised-VALUE:						35446