

+OWNERSHIP 1018336 2024 1/04/2024  
 KINSTON MOCKINGBIRD LLC

PROPERTY DESCRIPTION  
 113 N QUEEN STREET  
 R500PM/2009  
 2ND FLOOR NO VALUE  
 113 N QUEEN ST

TAX SUBDIVISIONS  
 KINSTON  
 CNTY/CTY KINSTON/MUNI SVC

MAP NUMBER 452563326844  
 RECORD NUMBER: 10145  
 ROUTE 63011000  
 LISTER: LNLGLISH 5012023  
 CARD NO 1  
 REVIEW:

801 ROUNTREE ST  
 KINSTON NC 28501  
 DEED: 1976 881

+ -24 -+ TOPO STREET UTILITY ZONING .090 ACRES NBHD  
 3 3 0331  
 6 6  
 A :  
 +B24 -+  
 : :  
 : :  
 : :  
 : :  
 9 9  
 2 2  
 : :  
 : +3  
 : 33  
 :+11122  
 :C 4D:  
 711163+

NOTES:01 BLDG CONDEMNED FOR 2015

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	6C FF	27F 139D	200	1.00	.97	1.00	194 5238

LAND VALUE: 5238

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	FWA/CAC	TAR&GRAV	1.00STHT	
SLAB	BRICK	FWA/CAC		12'WALL	
	BRICK	FWA/CAC		BDRM	

COMM - IMP C AYB 1901 EYB  
 DIMENSIONS: A-DU36DR24DD36DL24 B-DR24DD92DL6DU14DL11DD14DL7DU92 C-MD92MR7DU14DR11DD14DL11 D-MD92MR7MR17DU32DR  
 3DD32DL3

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	23 RETAIL S	864	1.00	78.50	.8195	1.00	64.330	864	1.00	55581				
	2312 FWA/CAC							864						
	2303 BRICK							864						
B	23 RETAIL S	2054	1.00	78.50	.8195		64.330	2054	1.00	132133				
	2312 FWA/CAC							2054						
	2303 BRICK							2054						
C	81 PORCH	154	1.00	31.91	.6921		22.084	154	1.00	3400				
D	23 RETAIL S	96	1.00	78.50	.8195		64.330	96	1.00	6175				
	2312 FWA/CAC							96						
	2303 BRICK							96						
HSF:				3014.00			%COMP: 100	RPCN:		197289 1.00		197289	-1.00-1.00=	
STRUCTURE VALUE:									65.45	OGRCN/HSF		FMV/HSF		

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	5238	5238	100%	WD		58200LV/AC
OTHERFEAT				12192022		
STRUCTURE				1976-881		TV/HSF
TOTAL	5238	5238	100%	23000	0022%	SP/HSF
APPRaised-VALUE:						5238