

+OWNERSHIP 1008740 2024 1/04/2024
 KINSTON ART & CUL DISTRICT LLC

PROPERTY DESCRIPTION
 413 POLLOCK STREET
 413 POLLOCK ST

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER
 452513146553
 RECORD NUMBER: 10225
 ROUTE 13069000
 LISTER: LNLEGLISH 5012023
 REVIEW:

PO BOX 200
 KINSTON NC 28502
 DEED: 1961 309

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 B 6
 6-----25-----+

TOPO	STREET	UTILITY	ZONING	.070 ACRES		NBHD
						0322

NOTES:01 RENOVATIONS COMPLETE
 01 FOR 2018

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1H LOT	.70LT	3000		1.00	1.00	3000 2100

LAND VALUE: 2100

#	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
CONC-BLK	WOOD	HEATPUMP	METAL	1.00STHT	
PIERS				'WALL	
				3 BDRM	

RES - IMP E AYB 1922 EYB 1962
 DIMENSIONS: A-DU48DR18DU6DR7DD54DL25 B-DD6DR25DU6DL25 C-MU47DR18DU6DL18DD6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	CND%*	FMV
A	01 SINGLE F	1242	1.00	79.84	.8774		70.051	1242	1.00	87003					
	0110 HEATPUMP			2.00			2.000	1242		2484					
	0101 WOOD							1242							
	1.00 FULL BTH			3000.00			3000.000			3000					
B	81 PORCH	150	1.00	31.91	.6921		22.084	150	1.00	3312					
C	81 PORCH	108	1.00	31.91	.7271		23.201	108	1.00	2505					
	HSF:			1242.00			%COMP: 100	RPCN:		98304	.76	74711	-.55-	=	33620
	STRUCTURE VALUE:							60.15	OGRCN/HSF			27.06	FMV/HSF		33620

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	2100	2100	100%			3000LV/AC
OTHERFEAT				00000000		
STRUCTURE	33620	33620	100%	-		TV/HSF
TOTAL	35720	35720	100%		0000%	SP/HSF

APPRAISED-VALUE: 35720