

+OWNERSHIP 1012818 2024 1/04/2024  
GOMEZ ELLA

PROPERTY DESCRIPTION  
1203 MORNINGSIDE DRIVE  
1203 MORNINGSIDE DR

TAX SUBDIVISIONS  
KINSTON  
COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO  
452507577933 1  
RECORD NUMBER: 10380  
ROUTE 7026000  
LISTER: LNLEGLISH 5012023  
REVIEW:

1203 MORNINGSIDE DRIVE  
KINSTON NC 28501  
DEED: 1905 651

1203 MORNINGSIDE DR

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+-----51-----+
6 :
+--13--+ :
: :
: :
2 :
0 :
: :
: :
+--13--B+-----+
C 4
4-6-+
+---13---+
D :
1 :
2 :
: :
+---13---+
  
```

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
100YR-FZ FLOODWAY			RA6	.390	0204

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1Q LOT	1.00LT	7500		1.00	.90	6750

#	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	BRICK	GAS-PACK	COMPSHNG	1.75STHT	
CONIWALL	BRICK	GAS-PACK		'WALL	
	BRICK	GAS-PACK		3 BDRM	

RES - IMP C AYB 1966 EYB 1967  
DIMENSIONS: A-DU20DL13DU6DR51DD26DL38 B-DL13DU20DR13DD20 C-MR12DD4DR6DU4DL6 D-MR12ML25MD10DD12DR13DU12DL13

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	1066	1.75	79.84	.8008		63.935	1866	.95	113337				
	0111 GAS-PACK			2.00			2.000	1066		2132				
	0103 BRICK			3.00			3.000	1066		3198				
	2.00 FULL BTH			3000.00			3000.000			6000				
B	02 SEMI-FIN	260	1.00	34.97	.7282		25.465	260	1.00	6620				
	0211 GAS-PACK			2.00			2.000	260		520				
	0203 BRICK			3.00			3.000	260		780				
C	83 STOOP	24	1.00	14.32	.7695		11.019	24	1.00	264				
D	03 LIV AREA	156	1.00	52.06	.7241		37.696	156	1.00	5880				
	0311 GAS-PACK			2.00			2.000	156		312				
	0303 BRICK			1.00			1.000	156		156				
			HSF:	2282.00			%COMP: 100			RPCN: 139199	1.00	139199	-.50-.13=	39358
			MKT	65.00			STRUCTURE VALUE:			60.99	OGRCN/HSF	17.24	FMV/HSF	39358

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	6750	6750	100%	UNK		46108
OTHERFEAT			%	01262021		
STRUCTURE	39358	39358	100%	1905-651		
TOTAL	46108	46108	100%	20000	0230%	

APPRaised-VALUE: 46108