

+OWNERSHIP 26444
MALLARD HARRY C JR

2024 1/04/2024

PROPERTY DESCRIPTION
311 W WASHINGTON AVE
311 W WASHINGTON AV

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452509251058
RECORD NUMBER: 10528
ROUTE 9011000
LISTER: LNLEGLISH 5012023
REVIEW:

311 W WASHINGTON AVE
KINSTON NC 28501
DEED: 1714 89

311 W WASHINGTON AV

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+-14--+10--+
:      +-8-656
2      F      G54
0      1      3+
+6+    6      6
:      +---16---+---+
1      :      :
6      :      2
4+     :      6
:      :      :
1:     :      :
0:     :      ++-12-+
D3     :      :
6      :      :
:      :      2
:      :      2
:      +-----28-----4
:      8      :
A      C      B
+---15---+-----28-----+12--+

```

TOPO	STREET	UTILITY	ZONING	.540 ACRES	NBHD
					0318

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1N LOT	1.30LT	6000		1.00	1.00	7800

LAND VALUE: 7800

#	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	WOOD	SPACEHTR	SLATE	1.00STHT	
CONIWALL	WOOD	SPACEHTR		'WALL	
	WOOD	SPACEHTR		4 BDRM	

RES - IMP D AYB 1904 EYB 1942

DIMENSIONS: A-DU36DL4DU16DR6DU20DR14DD21DR25DD26DR2DD17DL28DD8DL15 B-MR43DU24DR12DD24DL12 C-MR43ML28DU8DR28D
D8DL28 D-MR15ML15MU20DL4DU10DR4DD10 E-MU20MR16MU47DU5DR10DD5DL10 F-MU67MR16DD16DR16DU6DL3DU4DL5D
U6DL8 G-MU67MR16MR8DD6DR5DU6DL5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*%STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	2277	1.00	79.84	.7818		62.418	2277	142125				
	0106 SPACEHTR							2277					
	0101 WOOD							2277					
	2.00 FULL BTH			3000.00			3000.000		6000				
B	01 SINGLE F	288	1.00	79.84	.7818		62.418	288	17976				
	0106 SPACEHTR							288					
	0101 WOOD							288					
C	81 PORCH	224	1.00	31.91	.6654		21.232	224	4755				
D	81 PORCH	40	1.00	31.91	.8101		25.850	40	1034				
E	77 UTILITY	50	1.00	27.50	1.0000		27.500	50	1375				
F	01 SINGLE F	196	1.00	79.84	.7818		62.418	196	12233				
	0106 SPACEHTR							196					
	0101 WOOD							196					
G	83 STOOP	30	1.00	14.32	.7695		11.019	30	330				
				2761.00			%COMP: 100		185828	.86	159812	-.75-	29964
				MKT 75.00			STRUCTURE VALUE:		57.88	OGRCN/HSF	10.85	FMV/HSF	29964

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	7800	7800	100%	UNK		14444LV/AC
OTHERFEAT			%	03062014		
STRUCTURE	29964	29964	100%	1714 -0089		TV/HSF
TOTAL	37764	37764	100%	5000	0755%	SP/HSF

APPRAISED-VALUE: 37764