

+OWNERSHIP 1015514 2024 1/04/2024
 HARRELL PRESTON

PROPERTY DESCRIPTION
 APARTMENTS / 17 UNITS
 THIS BLDG HAS 8 UNITS

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452511555086 1
 RECORD NUMBER: 10655
 ROUTE 11091000
 LISTER: LNLEGLISH 5012023
 REVIEW:

3389 MARLIN DR SE
 BOLIVIA NC 28422-8178
 DEED: 1945 158

414 THRU 428 E WASHINGTON AV

+-----+-----G-----120-F-----+E-----+-----+
 :
 2
 8
 :
 :
 +A-----+-----+120-----+-----+-----+
 B-9-+ C9-+ D-9-+

TOPO	STREET	UTILITY	ZONING	.680 ACRES	NBHD
			RO		2009

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	LV LOT	1.00LT	10000		1.00	1.00	10000

LAND VALUE: 10000

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - APARTMENTS
BRICK	VINYL	HEATPUMP	COMP SHNG	2.00STHT	
CONIWALL				'WALL BDRM	

RES - IMP C AYB 1951 EYB 1966
 DIMENSIONS: A-DR120DU28DL120DD28 B-MR15DD3DR9DU3DL9 C-MR15MR40DD3DR9DU3DL9 D-MR55MR40DD3DR9DU3DL9 E-MR95MU28
 DR9DU3DL9DD3 F-MU28MR95ML31DU3DL9DD3DR9 G-MU28MR64ML40DU3DL9DD3DR9

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	12 MULTI-FA	3360	2.00	57.92	.8892		51.502	6720	.95	328782					
	1210 HEATPUMP			2.00			2.000	3360		6720					
	1202 VINYL			1.00			1.000	3360		3360					
B	83 STOOP	27	1.00	14.32	.7695		11.019	27	1.00	297					
C	83 STOOP	27	1.00	14.32	.7695		11.019	27	1.00	297					
D	83 STOOP	27	1.00	14.32	.7695		11.019	27	1.00	297					
E	81 PORCH	27	1.00	31.91	.8101		25.850	27	1.00	697					
F	81 PORCH	27	1.00	31.91	.8101		25.850	27	1.00	697					
G	81 PORCH	27	1.00	31.91	.8101		25.850	27	1.00	697					
		HSF:		6720.00			%COMP: 100			341844	1.00	341844	-.60-	.15=	116228
							STRUCTURE VALUE:	50.86	OGRCN/HSF			17.29	FMV/HSF		116228

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 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452511555086 2
 RECORD NUMBER: 10655
 ROUTE 11091000
 LISTER: LNLEGLISH 5012023
 REVIEW:

3389 MARLIN DR SE
 BOLIVIA NC 28422-8178
 DEED: 1945 158

602 THRU 618 N DAVIS ST

+-----I-----+---H-130---+---G-----+F-----+
 :
 2 :
 8 :
 : 8
 :
 +A-B---+-----C---+-----13D0---+-----E-----+

TOPO STREET UTILITY ZONING .680 ACRES NBHD
 RO 2009

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE

LAND VALUE: 10000

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - APARTMENTS
BRICK	VINYL	HEATPUMP	COMP SHNG	2.00STHT	
CONIWALL				'WALL BDRM	

RES - IMP C AYB 1951 EYB 1966
 DIMENSIONS: A-DR130DU28DL130DD28 B-MR11DD3DR9DU3DL9 C-MR11MR32DD3DR9DU3DL9 D-MR43MR32DD3DR9DU3DL9 E-MR75MR32
 DD3DR9DU3DL9 F-MR107MU28DR9DU3DL9DD3 G-MU28MR107ML23DU3DL9DD3DR9 H-MU28MR84ML32DU3DL9DD3DR9 I-MU
 28MR52ML32DU3DL9DD3DR9

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	12 MULTI-FA	3640	2.00	57.92	.8767		50.778	7280 .95	351179				
	1210 HEATPUMP			2.00			2.000	3640	7280				
	1202 VINYL			1.00			1.000	3640	3640				
B	83 STOOP	27	1.00	14.32	.7695		11.019	27 1.00	297				
C	83 STOOP	27	1.00	14.32	.7695		11.019	27 1.00	297				
D	83 STOOP	27	1.00	14.32	.7695		11.019	27 1.00	297				
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H	81 PORCH	27	1.00	31.91	.8101		25.850	27 1.00	697				
I	81 PORCH	27	1.00	31.91	.8101		25.850	27 1.00	697				
HSF:				7280.00			%COMP: 100	RPCN:	366075 1.00		366075 - .60- .15=		124466
STRUCTURE VALUE:								50.28	QGRCN/HSF		17.09	FMV/HSF	124466

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	10000	10000	100%	TD		14705LV/AC
OTHERFEAT			%	02012022		
STRUCTURE	240694	240694	100%	1945-158		TV/HSF
TOTAL	250694	250694	100%	315000	0079%	SP/HSF
APPRaised-VALUE:						250694