

+OWNERSHIP 1009688
ROYALTY BUILDERS LLC

2024 1/04/2024

PROPERTY DESCRIPTION
608/610/612/614 COOKS AL
SALE INCL RN9971

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452511553018
RECORD NUMBER: 10656
ROUTE 11115000
LISTER: LNLEGLISH 5012023
CARD NO
1

1912 QUARTZ DR
RALEIGH NC 27610
DEED: 1862 600

608 COOKS AL

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B 5
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TOPO	STREET	UTILITY	ZONING	.130 ACRES			NBHD
			RO				0205
NOTES: 01 SP IS FOR SEVEN UNITS 01 SP EQUALS 13500 PER UNIT							
#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1H LOT	2.00LT	3000		1.00	1.00	3000 6000

LAND VALUE: 6000

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
CONC-BLK	VINYL	SPACEHTR	METAL	1.00STHT	
PIERS	VINYL	SPACEHTR		'WALL	
				1 BDRM	

RES - IMP E AYB 1937 EYB 1942
DIMENSIONS: A-DU42DR16DD4DL5DD9DR5DD29DL16 B-DD5DR16DU5DL16 C-MR16MU29DL5DU9DR5DD9

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	627	1.00	79.84	.9567		76.382	627	1.00	47891				
	0106 SPACEHTR							627						
	0102 VINYL							627						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	80	1.00	31.91	.7271		23.201	80	1.00	1856				
C	01 SINGLE F	45	1.00	79.84	.9567		76.382	45	1.00	3437				
	0106 SPACEHTR							45						
	0102 VINYL							45						
			HSF:	672.00			%COMP: 100			RPCN: 56184	.76	42699	-.75-	= 9020
			MKT	84.50			STRUCTURE VALUE:	63.54		OGRCN/HSF		13.42	FMV/HSF	9020

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610 COOKS AL

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NOTES:

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LAND VALUE: 6000

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FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	SPACEHTR	METAL	1.00STHT	
PIERS	VINYL	SPACEHTR		'WALL	
				1 BDRM	

RES - IMP E AYB 1937 EYB 1942
 DIMENSIONS: A-DU29DR5DU9DL5DU4DR16DD42DL16 B-DD5DR16DU5DL16 C-MU29DR5DU9DL5DD9

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
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TOPO	STREET	UTILITY	ZONING	.130 ACRES	NBHD
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TOPO STREET UTILITY ZONING .130 ACRES NBHD
RO 0205

NOTES:

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

LAND VALUE: 6000

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

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OTHER VALUE:

FNDATION XTRFNISH HEAT&AIR ROOFMTRL SIZE/QTY DPRT:DEPR - RESIDENTIAL - STD
BRICK VINYL SPACEHTR METAL 1.00STHT
PIERS VINYL SPACEHTR 'WALL
1 BDRM

RES - IMP E AYB 1937 EYB 1942
DIMENSIONS: A-DU29DR5DU9DL5DU4DR16DD42DL16 B-DD5DR16DU5DL16 C-MU29DR5DU9DL5DD9

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VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	6000	6000	100%	WD		42080
OTHERFEAT			%	08062019		46153LV/AC
STRUCTURE	36080	36080	100%	1862-600		TV/HSF
TOTAL	42080	42080	100%	65500	0064%	SP/HSF

APPRAISED-VALUE: 42080