

+OWNERSHIP 1013802
SMITH TONI NICOLE

2024 1/04/2024

PROPERTY DESCRIPTION
711 EDWARDS AVENUE
711 EDWARDS AV

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452505181114
RECORD NUMBER: 10698
ROUTE 5064000
LISTER: LNLEGLISH 5012023
CARD NO
1
REVIEW:

2103 OAKVIEW ST
KINSTON NC 28504
DEED: 1921 681

711 EDWARDS AV

+----24----+
2 2
0 0
: D
+---24---+5+
8 E
+-9--+
8 8
+---24---+ +2
:
:
:
3 3
7 79-+
:
:
:
A B :
+-----+35-----+-9+
C6+

TOPO STREET UTILITY ZONING .290 ACRES NBHD
RA6 0230

NOTES:

#	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 - RESIDENTIAL - STD
BRICK	VINYL	GAS-PACK	COMPSHNG	1.00STHT	
CONIWALL				'WALL 2 BDRM	

RES - IMP D AYB 1949 EYB 1977

DIMENSIONS: A-DU37DR24DU8DR9DD8DR2DD37DL35 B-MR35DU14DR9DD14DL9 C-MR35ML21DD4DR6DU4DL6 D-MR14ML14MU37MR24MU16MR

5DU20DL24DD20DR24 E-MU53MR29DD8DL5DU8DR5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	%STY =	COST	OG%	OG RCN	-DEPR% -CND% =	FMV
A	01 SINGLE F	1367	1.00	79.84	.8595		68.622	1367	1.00	93806				
	0111 GAS-PACK			2.00			2.000	1367		2734				
	0102 VINYL							1367						
	1.00 FULL BTH			3000.00			3000.000			3000				
	1.00 FP			3000.00			3000.000			3000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	81 PORCH	126	1.00	31.91	.6921		22.084	126	1.00	2782				
C	81 PORCH	24	1.00	31.91	.8101		25.850	24	1.00	620				
D	75 GAR FINE	480	1.00	29.97	.7735		23.181	480	1.00	11126				
E	81 PORCH	40	1.00	31.91	.8101		25.850	40	1.00	1034				
			HSF:	1367.00		%COMP: 100		RPCN:		119902	.86	103115	-.40-	= 52588
			MKT	85.00		STRUCTURE VALUE:		75.43		OGRCN/HSF		38.46	FMV/HSF	52588

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE	62588
LAND	10000	10000	100%	WD		34482LV/AC	
OTHERFEAT			%	06302021			
STRUCTURE	52588	52588	100%	1921-681		TV/HSF	
TOTAL	62588	62588	100%	64000	0097%	SP/HSF	

APPRAISED-VALUE: 62588