

+OWNERSHIP 1015843 2024 1/04/2024
 MSTC INVESTMENTS LLC

PROPERTY DESCRIPTION
 647 E WASHINGTON AVENUE
 L39K/15

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452515647861 1
 RECORD NUMBER: 10759
 ROUTE 15616000
 LISTER: LNLEGLISH 5012023
 REVIEW:

4735 J REEDY BRANCH RD
 WINTERVILLE NC 28590
 DEED: 1950 167

+6+---12--+
 +-10--+ 1 :
 6 C 2 :
 +4+ 66--+ :
 : :
 : :
 : 4 :
 3 7 :
 3 :
 : :
 : :
 : :
 A :
 +---12--2 :
 B +---+20----+ :
 8 6 :
 +----20----+ :

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
FLOODZNE			RA5	.110	0205

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	1H LOT	1.00LT	3000		1.00	1.00	3000

LAND VALUE: 3000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
60	21CBLDGS-NV	1*	1			1	1.00 .01

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	FWA/CAC	METAL	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP E AYB 1939 EYB 1942
 DIMENSIONS: A-DU33DR4DU6DR10DD6DR6DU12DR12DD47DL20DU2DL12 B-DD8DR20DU6DL8DU2DL12 C-MR14MU33DU12DR6DD12DL6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1300	1.00	79.84	.8714		69.572	1300	1.00	90443				
	0112 FWA/CAC			2.00			2.000	1300		2600				
	0103 BRICK			3.00			3.000	1300		3900				
	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	144	1.00	31.91	.6921		22.084	144	1.00	3180				
C	81 PORCH	72	1.00	31.91	.7271		23.201	72	1.00	1670				
			HSF:	1300.00			%COMP: 100			RPCN: 109593	.76	83290	-.75-	= 17595
			MKT	84.50			STRUCTURE VALUE:	64.06		OGRCN/HSF		13.53	FMV/HSF	17595

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	3000	3000	100%	WD		27272LV/AC
OTHERFEAT			%	10142022		
STRUCTURE	17595	17595	100%	1950-167		TV/HSF
TOTAL	20595	20595	100%		0000%	SP/HSF

APPRAISED-VALUE: 20595