

+OWNERSHIP 1015430
LEIGHTON TOBAI

2024 1/04/2024

PROPERTY DESCRIPTION
1253 EASTOVER AVENUE
1253 EASTOVER AV

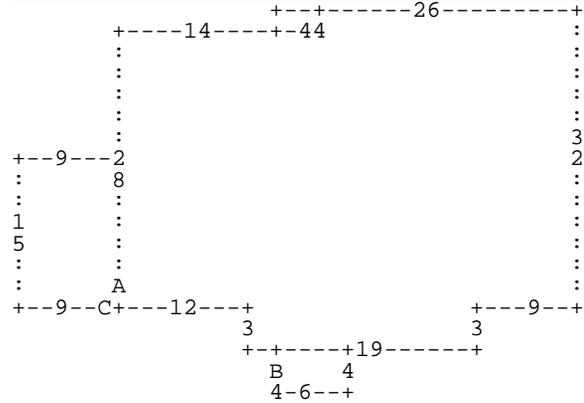
TAX SUBDIVISIONS
KINSTON

COUNTY/CITY OF KINSTON

MAP NUMBER 452507571564
RECORD NUMBER: 11267
ROUTE 7002000
LISTER: LNLGLISH 5012023
CARD NO 1
REVIEW:

1253 EASTOVER AVE
KINSTON NC 28501
DEED: 1943 107

1253 EASTOVER AV



TOPO	STREET	UTILITY	ZONING	.210 ACRES	NBHD
			RA6		0204

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1Q LOT	1.00LT	7500		1.00	1.00	7500

LAND VALUE: 7500

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

OTHER VALUE:

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

RES - IMP C AYB 1950 EYB 1967
DIMENSIONS: A-DU28DR14DU4DR26DD32DL9DD3DL19DU3DL12 B-MR14MD3DD4DR6DU4DL6 C-MD3MR14ML14MU3DL9DU15DR9DD15 D-M

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1281	1.00	79.84	.8714		69.572	1281	1.00	89121					
	0112 FWA/CAC			2.00			2.000	1281		2562					
	0102 VINYL							1281							
	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	83 STOOP	24	1.00	14.32	.7695		11.019	24	1.00	264					
C	81 PORCH	135	1.00	31.91	.6921		22.084	135	1.00	2981					
D	81 PORCH	16	1.00	31.91	.8101		25.850	16	1.00	413					
	HSF:			1281.00			%COMP: 100			103141	1.00	103141	-.50-	.03=	32515
	MKT			65.00			STRUCTURE VALUE:			80.51	OGRCN/HSF		25.38	FMV/HSF	32515

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	7500	7500	100%	SW		40015
OTHERFEAT				01132022		35714LV/AC
STRUCTURE	32515	32515	100%	1943-107		TV/HSF
TOTAL	40015	40015	100%	50500	0079%	SP/HSF

APPRAISED-VALUE: 40015