

+OWNERSHIP 1011725 2024 1/04/2024
LINDQUIST CHRISTINE MARIE

PROPERTY DESCRIPTION
403 WILSON AVE 16&17 B
LISTED 87900 5/04

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER 452506479801
CARD NO 1
RECORD NUMBER: 11307
ROUTE 6013000
LISTER: LNLEGLISH 5012023
REVIEW:

403 WILSON AVE
KINSTON NC 28501
DEED: 1888 29

403 WILSON AV

```

+-----25-----+
E                   8
+-----+-----57-----+
:
+-----21-----+
:
: +-8-+
:
:
2 : 1
5 : 1 9
: : 9
: :
: D-8CA
+---21---+ +-----32-----+ +B7--+
:         :                 2 5
:         : +-----26-----+

```

| TOPO | STREET | UTILITY | ZONING | ACRES | NBHD |
|------|--------|---------|--------|-------|------|
| | | | RA6 | .470 | 0204 |

NOTES:01 HEAT PUMP FOR 2006

| # | LAND CLASS | SIZE | * RATE | *SIZ%* | DPT%* | ADJ% | =LND-VALUE |
|---|------------|--------|--------|--------|-------|------|------------|
| 1 | 1Q LOT | 1.25LT | 7500 | | 1.00 | 1.00 | 9375 |

LAND VALUE: 9375

| # | 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 | HEATPUMP | LAMSHNGL | 1.00STHT | |
| CONIWALL | VINYL | HEATPUMP | | 'WALL | |
| | | | | 3 BDRM | |

RES - IMP C AYB 1951 EYB 1967
DIMENSIONS: A-DU34DR57DD10DR8DD27DL26DU5DL7DD2DL32 B-MR32MU2DR7DD5DL7DU5 C-MU2MR32ML32MU1DL8DU19DR8DD19 D-M
U3ML8MD3DU25DL21DD25DR21 E-ML8MR22MU34DU8DR25DD8DL25

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%* | ADJRATE* | AREA* | %STY= | COST | OG% | OG RCN | -DEPR%* | -CND%* | FMV |
|---|---------------|-----------|------|----------|---------|------------------|----------|-------|-----------|--------|---------|--------|---------|--------|-------|
| A | 01 SINGLE F | 2194 | 1.00 | 79.84 | .7987 | | 63.768 | 2194 | 1.00 | 13906 | | | | | |
| | 0110 HEATPUMP | | | 2.00 | | | 2.000 | 2194 | | 4388 | | | | | |
| | 0102 VINYL | | | | | | | 2194 | | | | | | | |
| | 2.00 FULL BTH | | | 3000.00 | | | 3000.000 | | | 6000 | | | | | |
| | 1.00 FP | | | 3000.00 | | | 3000.000 | | | 3000 | | | | | |
| B | 81 PORCH | 35 | 1.00 | 31.91 | .8101 | | 25.850 | 35 | 1.00 | 904 | | | | | |
| C | 01 SINGLE F | 152 | 1.00 | 79.84 | .7987 | | 63.768 | 152 | 1.00 | 9692 | | | | | |
| | 0110 HEATPUMP | | | 2.00 | | | 2.000 | 152 | | 304 | | | | | |
| | 0102 VINYL | | | | | | | 152 | | | | | | | |
| D | 75 GAR FINF | 525 | 1.00 | 29.97 | .7512 | | 22.513 | 525 | 1.00 | 11819 | | | | | |
| E | 81 PORCH | 200 | 1.00 | 31.91 | .6658 | | 21.245 | 200 | 1.00 | 4249 | | | | | |
| | | | | HSF: | 2346.00 | %COMP: 100 | | RPCN: | | 180262 | 1.00 | 180262 | -.50- | = | 58585 |
| | | | | MKT | 65.00 | STRUCTURE VALUE: | | 76.83 | OGRCN/HSF | 24.97 | FMV/HSF | | | | 58585 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|-------|-----------|------|----------|-------|-------------|
| LAND | 9375 | 9375 | 100% | WD | | 19946LV/AC |
| OTHERFEAT | | | | 07162020 | | |
| STRUCTURE | 58585 | 58585 | 100% | 1888-29 | | TV/HSF |
| TOTAL | 67960 | 67960 | 100% | 128000 | 0053% | SP/HSF |

APPRAISED-VALUE: 67960