

+OWNERSHIP 1011123  
B2C THE CHANGE LLC

2024 1/04/2024

PROPERTY DESCRIPTION  
1107 MORNINGSIDE DRIVE  
THREE UNITS

TAX SUBDIVISIONS  
KINSTON  
COUNTY/CITY OF KINSTON

MAP NUMBER  
452511577106  
RECORD NUMBER: 11832  
ROUTE 11242000  
LISTER: LNLEGLISH 5012023  
REVIEW:

1109 MORNINGSIDE DR  
KINSTON NC 28501  
DEED: 1879 60

1107 MORNINGSIDE DR

+B-16+C  
: :5  
: :  
: :  
: :  
: :5  
: :7  
7 :  
2 :  
: :  
: :  
: :  
: +--24-D-+  
: :3  
: :  
+4 :2  
1 :  
3 :  
+--23-AE--21--+

TOPO	STREET	UTILITY	ZONING	.350 ACRES	NBHD
			RA6		0204

NOTES:							
#	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	
		*						
		*						
		*						
		*						
		*						
		*						

OTHER VALUE:					
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - APARTMENTS
BRICK	ALUMINUM	ELECT-BB	COMP SHNG	1.00STHT	
CONIWALL				8'WALL	
				BDRM	

RES - IMP D AYB 1951 EYB 1966  
DIMENSIONS: A-DU4DL23DU13DR4DU72DR16DD57DR24DD32DL21 B-ML19MU89DR16DU4DL16DD4 C-MU89ML19MR16MD2DR4DD5DL4DU5  
D-MU87ML3MD55MR18DU3DR6DD3DL6 E-MU32MR15MR6MD32ML21DU4DL4DD4DR4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	11 DUPLEX/T	2168	1.00	64.02	.8125		52.016	2168	1.00	112770				
	1102 ELECT-BB			.75			.750	2168		1626				
	1122 ALUMINUM							2168						
	1.00 FP			3000.00			3000.000			3000				
B	77 UTILITY	64	1.00	27.50	1.0000		27.500	64	1.00	1760				
C	83 STOOP	20	1.00	14.32	1.0000		14.320	20	1.00	286				
D	83 STOOP	18	1.00	14.32	1.0000		14.320	18	1.00	257				
E	81 PORCH	16	1.00	31.91	.8101		25.850	16	1.00	413				
			HSF:	2168.00		%COMP: 100		RPCN:		120112 .86		103296 - .60-	=	26857
			MKT	65.00		STRUCTURE VALUE:		47.64	OGRCN/HSF			12.38	FMV/HSF	26857

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	7500	7500	100%	WD		21428LV/AC
OTHERFEAT			%	03172020		
STRUCTURE	26857	26857	100%	1879- 60		TV/HSF
TOTAL	34357	34357	100%	30000	0114%	SP/HSF
						APPRAISED-VALUE: 34357