

+OWNERSHIP 1011597 2024 1/04/2024
 SUAZO NELVA GERESLITA
 109 ROCHELLE DR
 KNIGHTDALE NC 27545
 DEED: 1885 451

PROPERTY DESCRIPTION
 1407 QUEENS ROAD
 1407 QUEENS RD
 1407 QUEENS RD

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452506382926 1
 RECORD NUMBER: 11868
 ROUTE 6261000
 LISTER: LNLEGLISH 5012023
 REVIEW:

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+-----42-----+
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:
:
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+--8--+
: 3
: 3
1
4
:
:
+--8--C+
:
A
+-----24-----+
      +--6--1 +--7--+
      B      4
      3---12-----+
  
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TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA6	.380	0232

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1R LOT	1.10LT	8000		1.00	1.00	8800

LAND VALUE: 8800

#	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	SPACEHTR	COMP SHNG	1.60STHT 'WALL 3 BDRM	

RES - IMP C AYB 1948 EYB 1967
 DIMENSIONS: A-DU33DR42DD31DL7DD1DL5DU1DL6DD2DL24 B-MR23DD3DR12DU4DL5DU1DL6DD2DL1 C-MR23ML23MU7DL8DU14DR8DD

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1355	1.60	79.84	.8049		64.263	2168	.95	132354					
	0106 SPACEHTR							1355							
	0103 BRICK			3.00			3.000	1355		4065					
	2.00 FULL BTH			3000.00			3000.000			6000					
B	83 STOOP	53	1.00	14.32	.7695		11.019	53	1.00	584					
C	82 PORCH-EN	112	1.00	66.03	.5837		38.541	112	1.00	4316					
			HSF:	2168.00			%COMP: 100		RPCN:	147319	1.00	147319	-.50-	.09=	46921
			MKT	70.00			STRUCTURE VALUE:	67.95	OGRCN/HSF			21.64	FMV/HSF		46921

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8800	8800	100%	WD		55721
OTHERFEAT				06162020		
STRUCTURE	46921	46921	100%	1885-451		
TOTAL	55721	55721	100%	42500	0131%	

APPRaised-VALUE: 55721