

+OWNERSHIP 37501 2024 1/04/2024  
 WALTER POOLE REALTY INC

PROPERTY DESCRIPTION  
 1204 ANNE DRIVE  
 ADJ/DESIGN/FOB

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO  
 451620914336 1  
 RECORD NUMBER: 12024  
 ROUTE 20133000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

4114 BERKLEY AV  
 KINSTON NC 28504  
 DEED: 1875 84

1204 ANNE DR

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+-6+-12---14--+ +---17---+
: : : : :
2 2 2 2 :
3 3 0 0 1--15---+
: : : 0 1 :
+ B E : D 0 :
+6+-12-C+-----58-----+---15---+
: : : : :
1 :
7 :
A :
+-----+58-----+
F-8--+
:
2 :
+---17---+
  
```

TOPO STREET UTILITY ZONING .700 ACRES NBHD  
 RA8 0285

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	2S LOT	1.00LT	30000	1.00 1.00 30000	30000

LAND VALUE: 30000

#	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	BRICK	GAS-PACK	COMP SHNG	1.00STHT	
CONIWALL	BRICK	GAS-PACK		'WALL	
				3 BDRM	

RES - IMP C AYB 1956 EYB 1977  
 DIMENSIONS: A-DU17DR58DU20DR17DD49DL17DU12DL58 B-ML12MU17DU23DL6DD23DR6 C-MU17ML12MR12DL12DU23DR12DD23 D-MU17  
 MR43DU10DR15DD10DL15 E-MU17MR43ML43DU20DR14DD20DL14 F-MU17MD17MR25DD4DR8DU4DL8

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1819	1.00	79.84	.8134		64.941	1819	1.00	118127				
	0111 GAS-PACK			2.00			2.000	1819		3638				
	0103 BRICK			3.00			3.000	1819		5457				
	2.00 FULL BTH			3000.00			3000.000			6000				
	1.00 FP			3000.00			3000.000			3000				
B	78 UTILITYB	138	1.00	28.50	1.0000		28.500	138	1.00	3933				
C	79 CARPORT-	276	1.00	17.50	1.0000		17.500	276	1.00	4830				
D	01 SINGLE F	150	1.00	79.84	.8134		64.941	150	1.00	9741				
	0111 GAS-PACK			2.00			2.000	150		300				
	0103 BRICK			3.00			3.000	150		450				
E	88 CONCRETE	280	1.00	4.25	.9694		4.119	280	1.00	1153				
F	83 STOOP	32	1.00	14.32	.7695		11.019	32	1.00	352				
			HSF:	1969.00		%COMP= 100			RPCN:	156981 1.00		156981 - .40-	=	80060
			MKT	85.00		STRUCTURE VALUE:		79.72	OGRCN/HSF			40.66	FMV/HSF	80060

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	30000	30000	100%	WD		110060
OTHERFEAT			%	01212020		42857LV/AC
STRUCTURE	80060	80060	100%	1875- 84		TV/HSF
TOTAL	110060	110060	100%	121500	0090%	SP/HSF

APPRAISED-VALUE: 110060