

+OWNERSHIP 1010874 2024 1/04/2024
 PINNACLE REAL ESTATE CORP

PROPERTY DESCRIPTION
 407 DUGGINS DRIVE
 407 DUGGINS DR

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER 453513135407
 RECORD NUMBER: 12067
 ROUTE 13062000
 LISTER: LNLEGLISH 5012023
 CARD NO 1
 REVIEW:

4114 BERKLEY AV
 KINSTON NC 28504
 DEED: 1875 754

407 DUGGINS DR

+---8---E+-----69-----+
 7 7 :
 : D :
 +---+---5---+ :
 : : :
 : 2 : :
 2 2 : :
 2 : :
 : : :
 : A : :
 : C : :
 +---13---+-----31-----2---+-----27-----+
 B-6-2
 +-8-4

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA8	.330	0216

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	1V LOT	1.00LT	10000		1.00	1.00	10000

#	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	LAMSHNGL	1.00STHT	
CONIWALL				'WALL	
				4 BDRM	

RES - IMP C AYB 1974 EYB 1972
 DIMENSIONS: A-DU22DL5DU7DR69DD29DL27DU2DL6DD2DL31 B-MR31DU2DR6DD2DR1DD4DL8DU4DR1 C-MR31ML31DU22DL13DD22DR13 D-MU
 22ML5DU7DL8DD7DR8 E-MU22ML5ML8MU7MR10DU3DR4DD3DL4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY%	COST	OG%	OG RCN	-DEPR%	-CND%	FMV
A	01 SINGLE F	1879	1.00	79.84	.8177		65.285	1879	1.00	122670					
	0111 GAS-PACK			2.00			2.000	1879		3758					
	0103 BRICK			3.00			3.000	1879		5637					
	2.00 FULL BTH			3000.00			3000.000			6000					
B	83 STOOP	44	1.00	14.32	.7695		11.019	44	1.00	484					
C	79 CARPORT-	286	1.00	17.50	1.0000		17.500	286	1.00	5005					
D	78 UTILITYB	56	1.00	28.50	1.0000		28.500	56	1.00	1596					
E	83 STOOP	12		14.32	1.0000		14.320	12		171					
			HSF:	1879	1.00		%COMP: 100		RPCN:	145321	1.00	145321	-.45-	=	59945
			MKT	75.00			STRUCTURE VALUE:		77.33	OGRCN/HSF		31.90	FMV/HSF		59945

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	10000	10000	100%	WD		69945
OTHERFEAT				01302020		
STRUCTURE	59945	59945	100%	1875-754		
TOTAL	69945	69945	100%	35000	0199%	

APPRaised-VALUE: 69945