

+OWNERSHIP 1006938
PEAR PROPERTIES LLC
P O DRAWER 1475
KINSTON NC 28503
DEED: 1838 811

2024 1/04/2024

PROPERTY DESCRIPTION
2430 N HERRITAGE ST
VACANT 12/16
2430 N HERRITAGE ST

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452613027585
RECORD NUMBER: 12191
ROUTE 13038000
LISTER: LNLEGLISH 5012023
REVIEW:

CARD NO
1

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+-----18-----+
:               :
2               :
2               :
:               :
:               :
+-----C-----71-----+
:               :
:               :
:               :
3               :
0               :
:               :
:               :
:               :
+A-----+71+-----+
      B 4
      46-+
  
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TOPO	STREET	UTILITY	ZONING	.660 ACRES	NBHD
	CORNER		SC		2009

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	4C LOT	1.00LT	300000	1.00	1.00	1.00	300000

LAND VALUE: 300000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%	-COND%=	OFB-VALU
60	58CPAVING	22000*	1	1.70		22000	1.00	.42	21692
61	78CMETALCAR	16*	20	5.00		320	1.00		1600

OTHER VALUE: 23292

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	HEATPUMP	LAMSHNGL	1.00STHT	
SLAB				10'WALL	
				BDRM	

COMM - IMP C AYB 1982 EYB
DIMENSIONS: A-DR71DU30DL71DD30 B-MR33DD4DR6DU4DL6 C-MR33ML6MU30DR18DU22DL18DD22

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	38 BANK	2130	1.00	107.12	.9956	.95	101.315	2130	1.00	215800				
	3810 HEATPUMP							2130						
	3803 BRICK							2130						
B	82 PORCH-EN	24	1.00	66.03	.6651		43.916	24	1.00	1053				
C	94 CANOPY-B	396	1.00	25.00	1.0000		25.000	396	1.00	9900				
			HSF:	2130.00			%COMP: 100			226753	1.00	226753	-.50-.50=	56689
										106.45	OGRCN/HSF	26.61	FMV/HSF	56689

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	300000	300000	100%	WD		454545LV/AC
OTHERFEAT	23292	23292	100%	09072018		
STRUCTURE	56689	56689	100%	1838-811		TV/HSF
TOTAL	379981	379981	100%	275000	0138%	SP/HSF
						APPRaised-VALUE: 379981