

+OWNERSHIP 1004031  
EVANS ST DUPLEX INC

2024 1/04/2024

PROPERTY DESCRIPTION  
601 N INDEPENDENCE ST  
LISTED35000 2/2002

TAX SUBDIVISIONS  
KINSTON  
COUNTY/CITY OF KINSTON

MAP NUMBER  
452556445965  
RECORD NUMBER: 12303  
ROUTE 56079000  
LISTER: LNLEGLISH 5012023  
REVIEW:

904 TAMARAS CIRCLE  
WAKE FOREST NC 27587  
DEED: 1816 324

601 N INDEPENDENCE ST

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+-----32-----+6--+
:                   : 1
:                   : 2
:                   +C6--+
:                   :
:                   :
:                   :
4                   4
5                   5
:                   :
:                   :
:                   :
A                   :
++-----32-----++
B                   :
8                   8
+-----28-----+
  
```

TOPO	STREET	UTILITY	ZONING	.080 ACRES	NBHD
					0205

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1H LOT	1.00LT	3000		1.00	1.00	3000

LAND VALUE:

#	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	VINYL	SPACEHTR	LAMSHNGL	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP E AYB 1901 EYB 1942  
DIMENSIONS: A-DU45DR32DD45DL32 B-MR2DD8DR28DU8DL28 C-MR2MR30MU33DR6DU12DL6DD12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1440	1.00	79.84	.8544		68.215	1440	1.00	98229				
	0106 SPACEHTR							1440						
	0102 VINYL							1440						
	1.00 FULL BTH			3000.00			3000.000			3000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	81 PORCH	224	1.00	31.91	.6654		21.232	224	1.00	4755				
C	81 PORCH	72	1.00	31.91	.7271		23.201	72	1.00	1670				
	HSF:			1440.00			%COMP: 100			109454	.76	83185	-.75-	= 17573
	MKT			84.50			STRUCTURE VALUE:			57.76	OGRCN/HSF	12.20	FMV/HSF	17573

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	3000	3000	100%			37500LV/AC
OTHERFEAT			%	00000000		
STRUCTURE	17573	17573	100%	-		TV/HSF
TOTAL	20573	20573	100%		0000%	SP/HSF

APPRAISED-VALUE: 20573