

+OWNERSHIP 1006716 2024 1/04/2024  
 EAST KINSTON HOUSING LLC  
 PO BOX 6  
 MOREHEAD CITY NC 28557  
 DEED: 1835 404

PROPERTY DESCRIPTION  
 902 WALLACE LANE  
 902 WALLACE LN  
 902 WALLACE LN

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER 452505084604  
 RECORD NUMBER: 12338  
 ROUTE 5126000  
 LISTER: LNLGLISH 5012023  
 REVIEW:

```

+-----22-----+
1          1
2          2
+--C---22+---+
:          +-----22-----+
2          :          :
4          2          :
:          0          3
:          :          0
B          :          :
2-----+31-----+
+-----24-----+
:
:
2          +---12---+
8          1
:          3
:          :
:          +4D
:          :
A          +--8-36+---22---+E10--+
:          6
+---21---+
  
```

TOPO STREET UTILITY ZONING .340 ACRES NBHD  
 RA8 0225

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1V LOT	1.25LT	10000		1.00	1.00	10000 12500

LAND VALUE: 12500

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	21CBLDGS-NV	1*	1			1	1.00	.01	500

OTHER VALUE: 500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	GAS-PACK	LAMSHNGL	1.00STHT	
CONIWALL				'WALL	
				4 BDRM	

RES - IMP D AYB 1959 EYB 1977  
 DIMENSIONS: A-DU28DR24DU2DR31DU20DR22DD30DL12DD13DL10DD1DL22DU3DL4DD3DL8DD6DL21 B-MR35MU30DU24DR20DD24DL20 C-MU  
 30MR35MR4MU24DR22DU12DL22DD12 D-MU54MR39MR16MD4MR22MD30ML12MD13ML10MD1ML22DU3DL4DD3DL1DD2DR6DU2DL  
 1 E-MU6MR33MR22MU1MR2DD3DR4DU3DL4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	2176	1.00	79.84	.8049		64.263	2176	1.00	139836					
	0111 GAS-PACK			2.00			2.000	2176		4352					
	0103 BRICK			3.00			3.000	2176		6528					
	2.00 FULL BTH			3000.00			3000.000			6000					
	2.00 FP			3000.00			3000.000			6000					
B	85 PATIO-BR	480	1.00	7.50	1.0000		7.500	480	1.00	3600					
C	85 PATIO-BR	264	1.00	7.50	1.0000		7.500	264	1.00	1980					
D	81 PORCH	24	1.00	31.91	.8101		25.850	24	1.00	620					
E	83 STOOP	12	1.00	14.32	1.0000		14.320	12	1.00	171					
			HSF:	2176.00			%COMP: 100			169087	.86	145414	-.40-	=	58893
			MKT	67.50			STRUCTURE VALUE:	66.82		OGRCN/HSF		27.06	FMV/HSF		58893

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	12500	12500	100%	WD		36764LV/AC
OTHERFEAT	500	500	100%	07272018		
STRUCTURE	58893	58893	100%	1835-404		TV/HSF
TOTAL	71893	71893	100%	79000	0091%	SP/HSF
						APPRAISED-VALUE: 71893