

+OWNERSHIP 1002881
 KEPHART DAVID R
 DEPHART PATRICIA
 701 WISTERIA CT
 KINSTON NC 28504
 DEED: 1806 346

2024 1/04/2024

PROPERTY DESCRIPTION
 407 N COLLEGE ST
 DB1600/428 / 15000

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER
 452513242208
 RECORD NUMBER: 12498
 ROUTE 13030000
 LISTER: LNLEGLISH 5012023
 REVIEW:

407 N COLLEGE ST

+--C--+23---+
 : 6
 : +5+
 2 1
 8 4
 : +8-+
 : 8
 + +3
 : :
 : :
 3 3
 4 4
 : :
 : :
 A :
 ++-----41-----++
 B 9
 9-----33-----+

TOPO	STREET	UTILITY	ZONING	.330 ACRES	NBHD
					0322

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	1H LOT	1.10LT	3000	1.00 1.00	3300

LAND VALUE: 3300

#	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	CENTHEAT	METAL	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP E AYB 1916 EYB 1932

DIMENSIONS: A-DU34DR2DU28DR23DD6DR5DD14DR8DD8DR3DD34DL41 B-MR4DD9DR33DU9DL33 C-MR4ML4MU34MR2MU28MR4DU4DR5D
 D4DL5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	2212	1.00	79.84	.8049		64.263	2212	1.00	142149				
	0107 CENTHEAT			1.00			1.000	2212		2212				
	0102 VINYL							2212						
	3.00 FULL BTH			3000.00			3000.000			9000				
B	81 PORCH	297	1.00	31.91	.6650		21.220	297	1.00	6302				
C	81 PORCH	20	1.00	31.91	.8101		25.850	20	1.00	517				
			HSF:	2212.00			%COMP: 100			160180	.76	121736	-.85-	= 18261
							STRUCTURE VALUE:	55.03		OGRCN/HSF		8.25	FMV/HSF	18261

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	3300	3300	100%	WD		10000LV/AC
OTHERFEAT			%	06302017		
STRUCTURE	18261	18261	100%	1806-346		TV/HSF
TOTAL	21561	21561	100%	40000	0053%	SP/HSF

APPRAISED-VALUE: 21561