

+OWNERSHIP 1003973 2024 1/04/2024
 KINSTON NEUSE HOLDINGS

2542 OLDE DUTCH CT
 KINSTON NC 28504
 DEED: 1815 466

PROPERTY DESCRIPTION
 215 S QUEEN STREET
 VACANT BLDG 5/09

215 S QUEEN ST

TAX SUBDIVISIONS
 KINSTON

CNTY/CTY KINSTON/MUNI SVC

MAP NUMBER CARD NO
 452571314925 1
 RECORD NUMBER: 12527
 ROUTE 71052000
 LISTER: LNLGLISH 5012023
 REVIEW:

TOPO	STREET	UTILITY	ZONING	.050 ACRES				NBHD
NOTES:								
#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE	
1	6A FF	22F 105D	150	1.00	.88	1.00	2904	
LAND VALUE:							2904	
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU	
* * * * * *								
OTHER VALUE:								
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL			
CONCRETE	BRICK	SPACEHTR	METAL	1.00STHT 10'WALL BDRM				

COMM - IMP D AYB 1901 EYB 1940
 DIMENSIONS: A-DU50DR21DD50DL8DU4DL5DD4DL8 B-MR8DU4DR5DD4DL5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	23 RETAIL S	1030	1.00	78.50	.9869	.96	74.372	1030	1.00	76603				
	2306 SPACEHTR			4.75-			4.750-	1030		4892-				
	2303 BRICK							1030						
B	81 PORCH	20	1.00	31.91	.8101		25.850	20	1.00	517				
				HSF:	1030.00	%COMP: 100		RPCN:		72227	.86	62115	-.77-.50=	7144
STRUCTURE VALUE:								60.30		OGRCN/HSF		6.93	FMV/HSF	7144

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	2904	2904	100%			58080LV/AC
OTHERFEAT				00000000		
STRUCTURE	7144	7144	100%	-		TV/HSF
TOTAL	10048	10048	100%		0000%	SP/HSF

APPRAISED-VALUE: 10048