

+OWNERSHIP 1008740 2024 1/04/2024
KINSTON ART & CUL DISTRICT LLC

PROPERTY DESCRIPTION
408 MANNING ST

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER 452513148300
RECORD NUMBER: 12582
ROUTE 13075000
LISTER: LNLEGLISH 5012023
CARD NO 1
REVIEW:

PO BOX 200
KINSTON NC 28502
DEED: 1961 309

408 MANNING ST

+---19-----+
+7-+ :
1 1 2
2 2 4
+8-+---1+-7C+ :
: 7 D :
: +---17---7 +3
:
:
3 :
9 3
:
: 2
:
:
:
A :
++-----40-----+
B 7
7-----32-----+

TOPO STREET UTILITY ZONING .140 ACRES NBHD
0322

NOTES:01 RENOV COMP FOR 2018

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

LAND VALUE: 3000

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
CONC-BLK	WOOD	HEATPUMP	METAL	1.00STHT	
CONIWALL	WOOD	HEATPUMP		'WALL	
				3 BDRM	

RES - IMP D AYB 1907 EYB 1962
DIMENSIONS: A-DU39DR8DD7DR17DU19DL7DU5DR19DD24DR3DD32DL40 B-MR4DD7DR32DU7DL32 C-MR4ML4MU39MR8MD7MR17MU7DL7
DU12DR7DD12 D-MU39MR25DD7DL17DU7DR17

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1659	1.00	79.84	.8177		65.285	1659	1.00	108307					
	0110 HEATPUMP			2.00			2.000	1659		3318					
	0101 WOOD							1659							
	1.00 FULL BTH			3000.00			3000.000			3000					
B	81 PORCH	224	1.00	31.91	.6654		21.232	224	1.00	4755					
C	01 SINGLE F	84	1.00	79.84	.8177		65.285	84	1.00	5483					
D	01 SINGLE F	119	1.00	79.84	.8177		65.285	119	1.00	7768					
	0110 HEATPUMP			2.00			2.000	119		238					
	0101 WOOD							119							
			HSF:	1862.00			%COMP: 100			RPCN: 132869 .86		114267 - .55-	=		51421
							STRUCTURE VALUE:	61.36		OGRCN/HSF		27.61	FMV/HSF		51421

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	3000	3000	100%			21428LV/AC
OTHERFEAT				00000000		
STRUCTURE	51421	51421	100%	-		TV/HSF
TOTAL	54421	54421	100%		0000%	SP/HSF

APPRAISED-VALUE: 54421