

+OWNERSHIP 1019254 2024 1/04/2024  
 PRIDGEN INVESTMENTS LLC

PROPERTY DESCRIPTION  
 303 E CAPITOLA AVE  
 303 E CAPITOLA AV

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER 452540466380  
 CARD NO 1  
 RECORD NUMBER: 12665  
 ROUTE 40006000  
 LISTER: LNBIRASW 5052023  
 REVIEW:

229 AMY OVERLOOK  
 ATLANTA GA 30349  
 DEED: 1987 427

303 E CAPITOLA AV

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+---12---+
1         1
0         0 4--9---+
C         : D      4
++-----+34-----+
:         :
:         :
:         :
2         2
5         5
:         :
:         :
:         :
A         :
+-----+34-----+
B         :
5         5
+---7---+
  
```

TOPO	STREET	UTILITY	ZONING	.190 ACRES	NBHD
					0207

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	LN LOT	1.00LT	6000	1.00 1.00	6000

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	BRICK	FWA/CAC	LAMSHNGL	1.00STHT	
CONIWALL	RPWINDOW			'WALL	
				2 BDRM	

RES - IMP D AYB 1959 EYB 1957

DIMENSIONS: A-DU25DR34DD25DL34 B-MR12DD5DR7DU5DL7 C-MR12ML10MU25DU10DR12DD10DL12 D-MU25MR2MR15DU4DR9DD4DL9

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	850	1.00	79.84	.9402		75.065	850	1.00	63805				
	0112 FWA/CAC			2.00			2.000	850		1700				
	0103 BRICK			3.00			3.000	850		2550				
	1.00 FULL BTH			3000.00			3000.000			3000				
B	84 WOOD DEC	35	1.00	23.27	.8281		19.269	35	1.00	674				
C	81 PORCH	120	1.00	31.91	.6921		22.084	120	1.00	2650				
D	77 UTILITY	36	1.00	27.50	1.0000		27.500	36	1.00	990				
			HSF:	850.00		%COMP: 100			RPCN:	75369	.86	64817	-.60-	= 15556
			MKT	60.00		STRUCTURE VALUE:				76.25	OGRCN/HSF	18.30	FMV/HSF	15556

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	6000	6000	100%	WD		21556
OTHERFEAT			%	10082021		
STRUCTURE	15556	15556	100%	1932-217		
TOTAL	21556	21556	100%	55000	0039%	

APPRaised-VALUE: 21556