

+OWNERSHIP 1006585 2024 1/04/2024
 HERNANDEZ GUADALUPE J SANCHEZ

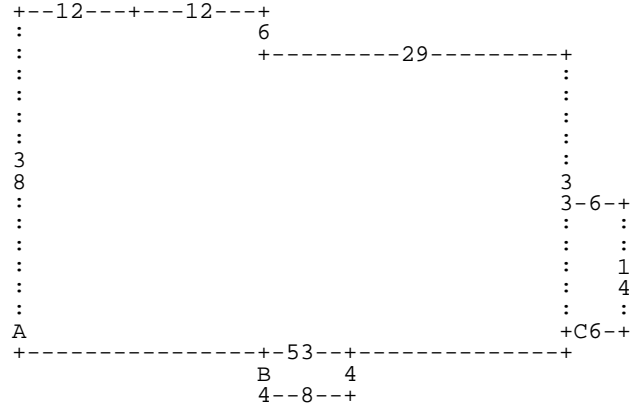
PROPERTY DESCRIPTION
 403 EDGEHILL AVENUE
 403 EDGEHILL AV

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452507580094 1
 RECORD NUMBER: 12729
 ROUTE 7040000
 LISTER: LNLEGLISH 5012023
 REVIEW:

403 EDGEHILL AVE
 KINSTON NC 28501
 DEED: 1833 468

403 EDGEHILL AV



TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA6	.210	0204

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	1Q LOT	1.00LT	7500		1.00	1.00	7500

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	-COND%*	OFB-VALU
60	05CDETGARCD	1*	19.50			1	1.00	.01	500

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

RES - IMP C AYB 1948 EYB 1967
 DIMENSIONS: A-DU38DR12DU1DR12DD6DR29DD33DL53 B-MR24DD4DR8DU4DL8 C-MR24MR29MU3DR6DU14DL6DD14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1881	1.00	79.84	.8177		65.285	1881	1.00	122801					
	0111 GAS-PACK			2.00			2.000	1881		3762					
	0103 BRICK			3.00			3.000	1881		5643					
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 FP			3000.00			3000.000			3000					
B	81 PORCH	32	1.00	31.91	.8101		25.850	32	1.00	827					
C	8161 PORCH-SC	84	1.00	35.91	.6875		24.688	84	1.00	2073					
			HSF:	1881.00			%COMP: 100			144106	1.00	144106	-.50-	.04=	44961
			MKT	65.00			STRUCTURE VALUE:			76.61	OGRCN/HSF	23.90	FMV/HSF		44961

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	7500	7500	100%	WD		35714LV/AC
OTHERFEAT	500	500	100%	07032018		
STRUCTURE	44961	44961	100%	1833-468		TV/HSF
TOTAL	52961	52961	100%	71000	0074%	SP/HSF
						APPRAISED-VALUE: 52961