

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

PROPERTY DESCRIPTION
 407 MANNING ST

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452513148456 1
 RECORD NUMBER: 12854
 ROUTE 13065000
 LISTER: LNLEGLISH 5012023
 REVIEW:

PO BOX 200
 KINSTON NC 28502
 DEED: 1961 309

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+---13---+---10---+
 8         C         8
+6+      8-13-++   +---16---+
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4         4         :         :
7         7         :         :
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A         :         :         :
+-----32-----+   :         :
B         :         :         :
9         :         :         :
+-----32-----+   +---16---+
  
```

407 MANNING ST TOPO STREET UTILITY ZONING .090 ACRES NBHD
 0322

NOTES:01 RENOVATIONS COMPLETE
 01 FOR 2018

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	1H LOT	.80LT	3000	1.00 1.00	3000 2400

LAND VALUE: 2400

#	OTHER FEAT	SIZE	BASERATE*SIZE%	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
BRICK	WOOD	HEATPUMP	COMP SHNG	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP E AYB 1928 EYB 1962
 DIMENSIONS: A-DU47DR6DU8DR13DD8DR13DD47DL32 B-DD9DR32DU9DL32 C-MU47MR6MU8MR13DD8DR10DU8DL10 D-MU55MR19MD8MR23DD

56DR16DU56DL16

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1608	1.00	79.84	.8350		66.666	1608	1.00	107198				
	0110 HEATPUMP			2.00			2.000	1608		3216				
	0101 WOOD							1608						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	288	1.00	31.91	.6650		21.220	288	1.00	6111				
C	84 WOOD DEC	80	1.00	23.27	.6119		14.238	80	1.00	1139				
D	92 ATTIC-UN	896	1.00	1.00	1.0000		1.000	896	1.00	896				
			HSF:	1608.00			%COMP: 100			RPCN: 121560	.76	92385	- .55-	= 41574
							STRUCTURE VALUE:			57.45	OGRCN/HSF	25.85	FMV/HSF	41574

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE	
LAND	2400	2400	100%	UNK		26666LV/AC	43974
OTHERFEAT			%	04012013			
STRUCTURE	41574	41574	100%	1684 -0875		TV/HSF	
TOTAL	43974	43974	100%	11500	0382%	SP/HSF	
						APPRAISED-VALUE:	43974