

+OWNERSHIP 1018820  
 CARR PEGGY G DR  
 SMITH JOYCE C  
 416 DUGGINS DR  
 KINSTON NC 28501  
 DEED: 1949 785

2024 1/04/2024

PROPERTY DESCRIPTION  
 809/811 E WASHINGTON AV  
 SALE INCL RN13310  
 2ND FLOOR APT & PART STRG  
 809/811 E WASHINGTON AV

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER  
 452516747718  
 RECORD NUMBER: 13309  
 ROUTE 16449000  
 LISTER: LNLGLISH 5012023  
 REVIEW:

CARD NO  
 1

+----26-----+  
 : 1  
 1 5  
 5 :  
 +----26-----E+  
 : :  
 : +-6+  
 : : 9  
 : +D6+  
 4 4  
 0 0  
 : +4+  
 : : 6  
 : +C4  
 : :  
 +A----26-----+  
 B :  
 8 8  
 +----26-----+

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
100YR-FZ			RA5	.300	0205

NOTES:01 OFB1 IS 2ND FLOOR APT

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1H LOT	1.00LT	3000		1.00	.90	2700

LAND VALUE: 2700

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	82CUNITS	1* 1				1	1.00	.01	5000

OTHER VALUE: 5000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	CONBLOCK	SPACEHTR	TAR&GRAV	1.00STHT	
SLAB	GALV-TIN	SPACEHTR		10'WALL	
				BDRM	

COMM - IMP C AYB 1941 EYB 1937  
 DIMENSIONS: A-DR26DU40DL26DD40 B-DD8DR26DU8DL26 C-MR26MU7DR4DU6DL4DD6 D-MU7MR26MU17DR6DU9DL6DD9 E-MU24MR26MU16DL26DU15DR26DD15

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	16 COMMERC	1040	1.00	35.00	1.0000	1.00	35.000	1040	1.00	36400					
	1606 SPACEHTR			1.39			1.390	1040		1445					
	1609 CONBLOCK			2.50-			2.500-	1040		2600-					
B	80 CANOPY	208	1.00	10.00	1.0000		10.000	208	1.00	2080					
C	83 STOOP	24	1.00	14.32	.7695		11.019	24	1.00	264					
D	77 UTILITY	54	1.00	27.50	1.0000		27.500	54	1.00	1485					
E	47 WAREHOUS	390	1.00	28.42	1.0000		28.420	390	1.00	11083					
	4706 SPACEHTR			1.60			1.600	390		624					
	4716 GALV-TIN			4.00-			4.000-	390		1560-					
			HSF:	1430.00		%COMP: 100			RPCN:	49221 1.00		49221 - .80-	.07=		7736
			MKT	84.50		STRUCTURE VALUE:		34.42	OGRCN/HSF			5.40	FMV/HSF		7736

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	2700	2700	100%	UNK		9000LV/AC
OTHERFEAT	5000	5000	100%	05312006		
STRUCTURE	7736	7736	100%	1468 -0703		TV/HSF
TOTAL	15436	15436	100%	20000	0077%	SP/HSF

APPRaised-VALUE: 15436