

+OWNERSHIP 1020012  
VELASCO JESUS

2024 1/04/2024

PROPERTY DESCRIPTION  
310 FRANCES PLACE  
310 FRANCES PL

TAX SUBDIVISIONS  
KINSTON  
COUNTY/CITY OF KINSTON

MAP NUMBER  
452506488531  
RECORD NUMBER: 13434  
ROUTE 6078000  
LISTER: LNHCOOKE 9112023  
CARD NO  
1  
REVIEW:

310 FRANCES PLACE  
KINSTON NC 28501  
DEED: 1998 761

310 FRANCES PL

```

+--14---+
:      1
:      0
:      +-----31-----+
:
:
:
3
9
:
:
:
:
A
+--12--1 +--10--+
  +B-----23-----1
  :
  1
  1
  1
  +-----23-----+
  
```

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA6	.310	0204

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1Q LOT	1.15LT	7500		1.00	1.00	8625

LAND VALUE: 8625

#	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	GAS-PACK	COMP SHNG	1.00 STHT 'WALL 3 BDRM			

RES - IMP C AYB 1950 EYB 1967  
DIMENSIONS: A-DU39DR14DD10DR31DD29DL10DD1DL23DU1DL12 B-MR12MD1DR23DD11DL23DU11

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1468	1.00	79.84	.8494		67.816	1468	1.00	99553					
	0111 GAS-PACK			2.00			2.000	1468		2936					
	0103 BRICK			3.00			3.000	1468		4404					
	1.00 FULL BTH			3000.00			3000.000			3000					
	1.00 FP			3000.00			3000.000			3000					
B	81 PORCH	253	1.00	31.91	.6654		21.232	253	1.00	5371					
			HSF:	1468.00			%COMP: 100	RPCN:		118264	1.00	118264	-.50-	.04=	36898
			MKT	65.00			STRUCTURE VALUE:	80.56		QGRCN/HSF		25.13	FMV/HSF		36898

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8625	8625	100%	WD		45523
OTHERFEAT				08292023		
STRUCTURE	36898	36898	100%	1998-761		
TOTAL	45523	45523	100%	45000	0101%	

APPRaised-VALUE: 45523