

+OWNERSHIP 1008887 2024 1/04/2024
 ASP PROPERTY RENTALS LLC

PROPERTY DESCRIPTION
 602 NELSON STREET
 2 UNITS

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER 451512959458
 CARD NO 1
 RECORD NUMBER: 13445
 ROUTE 12012000
 LISTER: LNLEGLISH 5012023
 REVIEW:

4824 MIDDLE RD
 KINSTON NC 28501
 DEED: 1919 684

602 NELSON ST

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+---16---+---10---+---16---+
0         1         0         1
D         C         E         0
+-----56-----+
:
:
:
:
:
3
6
:
:
:
:
A
+-----56-----+
          B         4
          4-10---+
  
```

TOPO	STREET	UTILITY	ZONING	.280 ACRES	NBHD
			RO		0303

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1R LOT	1.10LT	8000		1.00	1.00	8000

LAND VALUE:

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	01CDETGAR-F	1*	1	19.11		1	1.00	.01	500

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - APARTMENTS
BRICK	VINYL	HEATPUMP	COMP SHNG	1.00STHT	
CONIWALL				'WALL BDRM	

RES - IMP C AYB 1980 EYB 1982
 DIMENSIONS: A-DU36DR56DD36DL56 B-MR23DD4DR10DU4DL10 C-MR23MU36DU10DR10DD10DL10 D-MU36MR23ML16DU10DR16DD10DL16
 E-MU36MR7MR26DU10DR16DD10DL16

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV				
A	11 DUPLEX/T	2016	1.00	64.02	.8251		52.822	2016	1.00	106489									
	1110 HEATPUMP			2.00			2.000	2016		4032									
	0102 VINYL							2016											
B	83 STOOP	40	1.00	14.32	.7695		11.019	40	1.00	440									
C	77 UTILITY	100	1.00	27.50	1.0000		27.500	100	1.00	2750									
D	84 WOOD DEC	160	1.00	23.27	.5479		12.749	160	1.00	2039									
E	84 WOOD DEC	160	1.00	23.27	.5479		12.749	160	1.00	2039									
											HSF:	2016.00	%COMP: 100	RPCN:	117789 1.00	117789 - .50-	=	32392	
											MKT	55.00	STRUCTURE VALUE:	58.42	OGRCN/HSF	16.06	FMV/HSF		32392

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8800	8800	100%	UNK		41692
OTHERFEAT	500	500	100%	09192014		31428LV/AC
STRUCTURE	32392	32392	100%	1730 -0050		TV/HSF
TOTAL	41692	41692	100%		0000%	SP/HSF

APPRAISED-VALUE: 41692