

+OWNERSHIP 1007434
 RUSSE CARLOS
 PEREZ CATHERINE
 807 JACKSON LANE
 KINSTON NC 28501
 DEED: 1842 654

2024 1/04/2024

PROPERTY DESCRIPTION
 1703 CHARLOTTE AVE
 1703 CHARLOTTE AV
 1703 CHARLOTTE AV

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER
 452619509945
 RECORD NUMBER: 13517
 ROUTE 19197000
 LISTER: LNLEGLISH 5012023
 REVIEW:

+----16----+
 :
 1 :
 7 1
 : 7
 :
 +D-8-4-----+24-----+
 +C-8-+ :
 : :
 : :
 : 2
 2 8
 4 :
 : :
 : :
 A :
 +-----+--32-----+
 B 4
 4-6-+

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA5	.170	0203

NOTES:01 VINYL SIDING FOR 1999

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	1J LOT	1.00LT	4000	1.00 1.00	4000

LAND VALUE: 4000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	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
CONC-BLK	VINYL	CENTHEAT	COMP SHNG	1.00STHT	
CONIWALL				'WALL	
				2 BDRM	

RES - IMP D AYB 1953 EYB 1927
 DIMENSIONS: A-DU24DR8DU4DR24DD28DL32 B-MR12DD4DR6DU4DL6 C-MR12ML12MU24DR8DU4DL8DD4 D-MU24MU4DR16DU17DL16DD17

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	864	1.00	79.84	.9310		74.331	864	1.00	64221				
	0107 CENTHEAT			1.00			1.000	864		864				
	0102 VINYL							864						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	83 STOOP	24	1.00	14.32	.7695		11.019	24	1.00	264				
C	82 PORCH-EN	32	1.00	66.03	.6651		43.916	32	1.00	1405				
D	79 CARPORT-	272	1.00	17.50	1.0000		17.500	272	1.00	4760				
			HSF:	864.00		%COMP: 100			RPCN:	74514	.86	64082	-.90-	= 3524
			MKT	55.00		STRUCTURE VALUE:		74.16	OGRCN/HSF			4.07	FMV/HSF	3524

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	4000	4000	100%	WD		23529LV/AC
OTHERFEAT			%	10312018		
STRUCTURE	3524	3524	100%	1842-654		TV/HSF
TOTAL	7524	7524	100%	13000	0057%	SP/HSF
						APPRAISED-VALUE: 7524