

+OWNERSHIP 1014055  
CORAM CZAR LLC

2024 1/04/2024

PROPERTY DESCRIPTION  
1309 MCADOO ST  
L67900/4/05

TAX SUBDIVISIONS  
KINSTON  
COUNTY/CITY OF KINSTON

MAP NUMBER  
452506481185  
RECORD NUMBER: 13670  
ROUTE 6042000  
LISTER: LNLEGLISH 5012023  
REVIEW:

2550 MITCHELL RD  
LAWRENCEVILLE GA 30043  
DEED: 1927 112

1309 MCADOO ST

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+-----20-----+
1             1
4             4
C             :
3-----+---40-----+---+
+-12--+      :
:           1
1           6
4           :
:           +4+
+--12--+     1
:           2
1           :
7           +-6+
A           D 6
+-----18-----2   +---8-6-6+
B           +---12-2
7           7
+-----18-----+
  
```

TOPO	STREET	UTILITY	ZONING	.300 ACRES	NBHD
			RA6		0204

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1Q LOT	1.10LT	7500		1.00	1.00	7500 8250

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	-COND%*	OFB-VALU
60	01CDETGAR-F	1*	19.11			1	1.00	.01	2500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	CENTHEAT	COMP SHNG	1.00STHT 'WALL 2 BDRM	

RES - IMP C AYB 1942 EYB 1967  
DIMENSIONS: A-DU17DL12DU14DR12DU3DR40DD16DR4DD12DL6DD6DL8DD2DL12DU2DL18 B-DD7DR18DU7DL18 C-MR14MU34DU14DR20  
DD14DL20 D-MU34MR14MR24MD34DU6DR6DD6DL6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1588	1.00	79.84	.8394		67.017	1588	1.00	106423					
	0107 CENTHEAT			1.00			1.000	1588		1588					
	0103 BRICK			3.00			3.000	1588		4764					
	2.00 FULL BTH			3000.00			3000.000			6000					
B	81 PORCH	126	1.00	31.91	.6921		22.084	126	1.00	2782					
C	81 PORCH	280	1.00	31.91	.6650		21.220	280	1.00	5941					
D	81 PORCH	36	1.00	31.91	.8101		25.850	36	1.00	930					
				HSF:	1588.00		%COMP: 100	RPCN:		128428	1.00	128428	-.50-	.03=	40487
				MKT	65.00		STRUCTURE VALUE:	80.87	OGRCN/HSF			25.49	FMV/HSF		40487

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8250	8250	100%	WD		27500LV/AC
OTHERFEAT	2500	2500	100%	08232021		
STRUCTURE	40487	40487	100%	1927-112		TV/HSF
TOTAL	51237	51237	100%	58000	0088%	SP/HSF

APPRAISED-VALUE: 51237