

+OWNERSHIP 1006740
 DIDONATO LOUIS V JR

2024 1/04/2024

PROPERTY DESCRIPTION
 605 COLLEGE ST
 L129900/4/05

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER
 452509252109
 RECORD NUMBER: 14151
 ROUTE 9010000
 LISTER: LNLEGLISH 5012023
 REVIEW:

605 COLLEGE ST
 KINSTON NC 28501
 DEED: 1835 674

605 COLLEGE ST

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+-----46-----+
2          :
2+         :
:          :
2          4
2          2
:          :
+6-+      :
1          :
2          :
+44       1
+6+       6
1          :
6          :
A          8
+-----36-----+
B          +6-+
1          8
0-----42-----+
  
```

| TOPO | STREET | UTILITY | ZONING | .430 ACRES | NBHD |
|------|--------|---------|--------|------------|------|
| | | | | | 0318 |

NOTES:01 GAS PACK FOR 2005

| # | LAND CLASS | SIZE | * RATE | *SIZ%*DPT%*ADJ% | =LND-VALUE |
|---|------------|--------|--------|-----------------|------------|
| 1 | LN LOT | 1.25LT | 6000 | 1.00 1.00 | 7500 |

LAND VALUE: 7500

| # | OTHER FEAT | SIZE | BASERATE* | SIZ%= | ADJRATE* | UNITS | *OGR%-COND%=OFB-VALU |
|---|------------|------|-----------|-------|----------|-------|----------------------|
| | | * | | | | | |
| | | * | | | | | |
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| | | * | | | | | |
| | | * | | | | | |
| | | * | | | | | |

OTHER VALUE:

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - RESIDENTIAL - STD |
|----------|----------|----------|-----------|-----------------|-------------------------------|
| BRICK | VINYL | GAS-PACK | COMP SHNG | 1.00STHT | |
| CONIWALL | | | | 'WALL 4 BDRM | |

RES - IMP D AYB 1905 EYB 1952
 DIMENSIONS: A-DU16DR6DU4DL4DU12DR6DU22DL2DU12DR46DD42DR2DD16DL18DD8DL36 B-MR2DD10DR42DU8DR6DU10DL14DD8DL34

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT% = | ADJRATE* | AREA* | %STY= | COST | OG% | OG RCN | -DEPR%-CND%= | FMV |
|---|---------------|-----------|------|----------|--------|----------|------------------|-------|-------|--------|-----------|--------|--------------|---------|
| A | 01 SINGLE F | 3040 | 1.00 | 79.84 | .7693 | | 61.420 | 3040 | 1.00 | 186716 | | | | |
| | 0111 GAS-PACK | | | 2.00 | | | 2.000 | 3040 | | 6080 | | | | |
| | 0102 VINYL | | | | | | | 3040 | | | | | | |
| | 2.00 FULL BTH | | | 3000.00 | | | 3000.000 | | | 6000 | | | | |
| B | 81 PORCH | 544 | 1.00 | 31.91 | .6636 | | 21.175 | 544 | 1.00 | 11519 | | | | |
| | | | HSF: | 3040.00 | | | %COMP: 100 | | | 210315 | .86 | 180870 | -.65- | = 47478 |
| | | | MKT | 75.00 | | | STRUCTURE VALUE: | | | 59.49 | OGRCN/HSF | 15.61 | FMV/HSF | 47478 |

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605 COLLEGE ST

```

+----17-----+
:
:
1
:
5
:
:
+--+3+      +--8--+
:
:
:
1
:
8
:
:
2
:
8
+--6B+
:
:
:
A
+-----22-----+
  
```

TOPO STREET UTILITY ZONING .430 ACRES NBHD
 0318

NOTES:

LAND CLASS SIZE * RATE *SIZ%*DPT%*ADJ% =LND-VALUE

LAND VALUE: 7500

OTHER FEAT SIZE BASERATE*SIZ%= ADJRATE* UNITS *OGR%-COND%=OFB-VALU

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OTHER VALUE:

FNDATION XTRFNISH HEAT&AIR ROOFMTRL SIZE/QTY DPRT:DEPR - RESIDENTIAL - STD
 CONCRETE CONBLOCK GAS-PACK COMPSHNG 1.00STHT
 SLAB 'WALL
 1 BDRM

RES - IMP E AYB 1901 EYB 1927
 DIMENSIONS: A-DU28DL3DU15DR17DD15DR8DD28DL22 B-MU10DL6DU18DR6DD18

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT% | ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR%-CND%= | FMV |
|---|---------------|-----------|------|----------|--------|--------|------------------|-------|-------|-------|-----------|--------|--------------|--------|
| A | 76 GAR FINB | 871 | 1.00 | 33.17 | .6620 | | 21.958 | 871 | | 19125 | | | | |
| A | 01 SINGLE F | 871 | 1.00 | 79.84 | .9310 | | 74.331 | 871 | | 64742 | | | | |
| | 0111 GAS-PACK | | | 2.00 | | | 2.000 | 871 | | 1742 | | | | |
| | 0109 CONBLOCK | | | 2.00- | | | 2.000- | 871 | | 1742- | | | | |
| | 1.00 FULL BTH | | | 3000.00 | | | 3000.000 | | | 3000 | | | | |
| B | 81 PORCH | 108 | 1.00 | 31.91 | .7271 | | 23.201 | 108 | 1.00 | 2505 | | | | |
| B | 81 PORCH | 108 | 1.00 | 31.91 | .7271 | | 23.201 | 108 | 1.00 | 2505 | | | | |
| | | | HSF: | 871.00 | | | %COMP: 100 | | RPCN: | 91877 | .76 | 69826 | -.90- | = 5237 |
| | | | MKT | 75.00 | | | STRUCTURE VALUE: | | | 80.16 | QGRCN/HSF | 6.01 | FMV/HSF | 5237 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|-------|-----------|------|----------|-------|-------------|
| LAND | 7500 | 7500 | 100% | WD | | 60215 |
| OTHERFEAT | | | % | 07312018 | | 17441LV/AC |
| STRUCTURE | 52715 | 52715 | 100% | 1835-674 | | TV/HSF |
| TOTAL | 60215 | 60215 | 100% | 145000 | 0041% | SP/HSF |

APPRAISED-VALUE: 60215