

+OWNERSHIP 24722
KIM SAM

2024 1/04/2024

PROPERTY DESCRIPTION
309 E PEYTON AVENUE
309 E PEYTON AV

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452556447259
RECORD NUMBER: 14398
ROUTE 56051000
LISTER: LNLEGLISH 5012023
CARD NO
1

1905 ROUSE RD
KINSTON NC 28504
DEED: 1758 260

309 E PEYTON AV

```

+-10-+
C      8
+-----27-----+
:
:
:
:
3
:
6
:
:
:
:
:
:
:
:
A
+-13--+
B
:
1      1
0      0
+-13--+-----14--+

```

TOPO	STREET	UTILITY	ZONING	.190 ACRES	NBHD 0205
------	--------	---------	--------	------------	--------------

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	1H LOT	1.00LT	3000		1.00	1.00	3000

LAND VALUE: 3000

#	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	WOOD	CENTHEAT	ASBESTOS	1.00STHT	
CONIWALL				'WALL 3 BDRM	

RES - IMP E AYB 1940 EYB 1947

DIMENSIONS: A-DU36DR27DD46DL14DU10DL13 B-DD10DR13DU10DL13 C-MR14MU36DU8DR10DD8DL10

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	1112	1.00	79.84	.8906		71.105	1112	1.00	79068				
	0107 CENTHEAT			1.00			1.000	1112		1112				
	0101 WOOD							1112						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	130	1.00	31.91	.6921		22.084	130	1.00	2870				
C	82 PORCH-EN	80	1.00	66.03	.5837		38.541	80	1.00	3083				
			HSF:	1112.00		%COMP: 100		RPCN:		89133	.76	67741	-.70-	= 17172
			MKT	84.50		STRUCTURE VALUE:		60.91	OGRCN/HSF			15.44	FMV/HSF	17172

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	3000	3000	100%			15789LV/AC
OTHERFEAT			%	00000000		
STRUCTURE	17172	17172	100%	-		TV/HSF
TOTAL	20172	20172	100%		0000%	SP/HSF

APPRAISED-VALUE: 20172