

+OWNERSHIP 1004020
 BROWN VINCENT
 BROWN BARBARA
 602 WALSTON AVE
 KINSTON NC 28504
 DEED: 1816 489

2024 1/04/2024

PROPERTY DESCRIPTION
 602 WALSTON AVE
 602 WALSTON AV
 602 WALSTON AV

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER
 451511657896
 RECORD NUMBER: 14401
 ROUTE 11080000
 LISTER: LNLEGLISH 5012023
 REVIEW:

CARD NO
 1

+---13---+5+---15---+
 : C : 8
 : 8 8 :
 : +-5--+ +---12---+
 : :
 : : 1
 3 : 4
 2 :
 : :
 : +-5--+
 : : 1
 : : 4
 A :
 +---9---+ :
 4 :
 +-+B-----31-----++
 : : 7
 7 :
 +-----27-----+

TOPO STREET UTILITY ZONING .210 ACRES NBHD
 RA5 0303
 NOTES:01 HEAT PUMP FOR 2009

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

LAND VALUE: 8000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	-COND%*	OFB-VALU
60	01CDETGAR-F	1* 1	19.11			1	1.00	.01	500
61	21CBLDGS-NV	1* 3				3	1.00	.01	

OTHER VALUE: 500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	HEATPUMP	LAMSHNGL	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP D AYB 1948 EYB 1967
 DIMENSIONS: A-DU32DR13DD8DR5DU8DR15DD8DR12DD14DL5DD14DL31DU4DL9 B-MR11MD4DR27DD7DL27DU7 C-MD4MR11MR2MU36DD8DR

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1378	1.00	79.84	.8595		68.622	1378	1.00	94561					
	0110 HEATPUMP			2.00			2.000	1378		2756					
	0102 VINYL							1378							
	2.00 FULL BTH			3000.00			3000.000			6000					
B	81 PORCH	189	1.00	31.91	.6658		21.245	189	1.00	4015					
C	81 PORCH	40	1.00	31.91	.8101		25.850	40	1.00	1034					
			HSF:	1378.00		%COMP: 100		RPCN:		108366	.86	93194	-.50-	=	25628
			MKT	55.00		STRUCTURE VALUE:		67.62		OGRCN/HSF		18.59	FMV/HSF		25628

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8000	8000	100%	WD		38095LV/AC
OTHERFEAT	500	500	100%	11202017		
STRUCTURE	25628	25628	100%	1816-489		TV/HSF
TOTAL	34128	34128	100%	45000	0075%	SP/HSF

APPRAISED-VALUE: 34128