

+OWNERSHIP 1012281  
 PENDER PAMELA  
 PENDER JUANITA  
 307 FRANCES PLACE  
 KINSTON NC 28501  
 DEED: 1896 572

2024 1/04/2024

PROPERTY DESCRIPTION  
 307 FRANCIS PLACE  
 307 FRANCES PL  
 307 FRANCES PL

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER  
 452506488205  
 RECORD NUMBER: 14495  
 ROUTE 6071000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

CARD NO  
 1

+--14--+ +--15--+ +--19--+  
 : : :  
 : : :  
 2 : :  
 2 : :  
 : +--8--+ 3  
 : 5 :  
 : D-8-C0  
 +--14--+ :  
 : :  
 : :  
 : :  
 A :  
 +-----44-----+4  
 B :  
 8 : 8  
 +-----37-----+

TOPO STREET UTILITY ZONING .410 ACRES NBHD  
 RA6 0204

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1Q LOT	1.20LT	7500		1.00	1.00	9000

LAND VALUE: 9000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
2	27CSTGBLD	*	10.00			1	1.00	.01	500

OTHER VALUE: 500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	CENTHEAT	ASBESTOS	1.00STHT	
CONIWALL				'WALL 4 BDRM	

RES - IMP C AYB 1950 EYB 1967  
 DIMENSIONS: A-DU30DR10DU6DR15DD6DR17DU6DR19DD32DL17DD4DL44 B-MR4DD8DR37DU8DL37 C-MR4ML4MU17DL8DU5DR8DD5 D-M  
 U17ML8MD5DU22DL14DD22DR14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1966	1.00	79.84	.8134		64.941	1966	1.00	127674					
	0107 CENTHEAT			1.00			1.000	1966		1966					
	0103 BRICK			3.00			3.000	1966		5898					
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 FP			3000.00			3000.000			3000					
B	81 PORCH	296	1.00	31.91	.6650		21.220	296	1.00	6281					
C	81 PORCH	40	1.00	31.91	.8101		25.850	40	1.00	1034					
D	76 GAR FINB	308	1.00	33.17	.8459		28.058	308	1.00	8641					
			HSF:	1966.00		%COMP: 100		RPCN:		160494	1.00	160494	-.50-	.05=	49552
			MKT	65.00		STRUCTURE VALUE:		81.63		OGRCN/HSF		25.20	FMV/HSF		49552

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	9000	9000	100%	WD		59052
OTHERFEAT	500	500	100%	10192020		
STRUCTURE	49552	49552	100%	1896-572		
TOTAL	59052	59052	100%	110000	0053%	

APPRaised-VALUE: 59052