

+OWNERSHIP 1015698 2024 1/04/2024  
 MARTINEZ PATRICIA VALENCIA

PROPERTY DESCRIPTION  
 204 GLENWOOD AVE 17I  
 L86,900/16

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER 452506372782  
 CARD NO 1  
 RECORD NUMBER: 14859  
 ROUTE 6340000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

4904 FALLBROOK CIRCLE  
 RALEIGH NC 27604  
 DEED: 1950 549

204 GLENWOOD AV

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+-----30-----+
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5
4
+8-+
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: A
+-C+-----30-----+
B-----38-----+
  
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TOPO	STREET	UTILITY	ZONING	.190 ACRES	NBHD
			RA6		0232

NOTES:01 CHANGE FROM SF TO DUPLEX  
 01 FOR 2014

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1R LOT	.90LT	8000		1.00	1.00	7200

LAND VALUE: 7200

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	27CSTGBLD	1*	10.00			1	1.00	.01	500

OTHER VALUE: 500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - APARTMENTS
BRICK	BRICK	GAS-PACK	COMP SHNG	1.50STHT	
CONIWALL				'WALL	
				4 BDRM	

RES - IMP C AYB 1927 EYB 1982

DIMENSIONS: A-DU54DR30DD54DL30 B-ML8DD6DR38DU6DL38 C-ML8MR8DL8DU20DR8DD20 D-MR7MU54DU5DR16DD5DL16

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	CND%*	FMV
A	11 DUPLEX/T	1620	1.50	64.02	.7960		50.959	2430	.95	117638					
	1111 GAS-PACK			2.00			2.000	1620		3240					
	1103 BRICK			3.00			3.000	1620		4860					
	2.00 FULL BTH														
B	83 STOOP	228	1.00	14.32	.6257		8.960	228	1.00	2042					
C	81 PORCH	160	1.00	31.91	.6921		22.084	160	1.00	3533					
D	78 UTILITYB	80	1.00	28.50	1.0000		28.500	80	1.00	2280					
			HSF:	2430.00			%COMP: 100			133593	1.00	133593	-.50-	=	66797
							STRUCTURE VALUE:	54.97		OGRCN/HSF		27.48	FMV/HSF		66797

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	7200	7200	100%	WD		74497
OTHERFEAT	500	500	100%	03252022		
STRUCTURE	66797	66797	100%	1950-549		
TOTAL	74497	74497	100%	140000	0053%	

APPRaised-VALUE: 74497