

+OWNERSHIP 36900
TYNDALL KAREN

2024 1/04/2024

PROPERTY DESCRIPTION
688 CENTRAL AV
688 CENTRAL AV

TAX SUBDIVISIONS
NEUSE
COUNTY/SANDY BOTTOM FIRE

MAP NUMBER
450302796880
RECORD NUMBER: 18843
ROUTE 2012000
LISTER: LNLEGLISH 5012023
REVIEW:

688 CENTRAL AVE
KINSTON NC 28504
DEED: 1749 177

688 CENTRAL AV

-----57-----+--10--+		TOPO	STREET	UTILITY	ZONING	.400 ACRES	NBHD
:	9	:	:	:	NOTES:01 HSE FULLY RENOVATED FOR 2		0124
:	:	:	:	:			
:	+	---	10	---	+	D	10
:	:	:	:	:			
2	:	:	:	:	#	LAND CLASS	SIZE * RATE *SIZ%*DPT%*ADJ% =LND-VALUE
9	1	:	2	:	1	2A LOT	1.00LT 12000 1.00 1.00 12000 12000
:	6	:	0	:			
:	:	:	:	:			
A	:	:	:	:			
+	-----29-----	B	-----18-----	C	-----4-----	-----18-----	-----4-----20-----+

LAND VALUE:										12000
#	OTHER FEAT	SIZE	BASERATE	*SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU	
60	17CFRM-BLDG	1*	1	15.00		1	1.00	.01	500	
		*								
		*								
		*								
		*								
		*								
		*								
		*								
OTHER VALUE:										500

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

RES - IMP C+5 AYB 1967 EYB 2014
DIMENSIONS: A-DU29DR57DD9DL10DD16DL18DD4DL29 B-MR29DU4DR18DD4DL18 C-MR29MR18DU20DR20DD20DL20 D-MR47MR10MU20DR
10DU9DL10DD9

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1381	1.00	79.84	.8494		67.816	1381	1.00	93653					
	0110 HEATPUMP			2.00			2.000	1381		2762					
	0103 BRICK			3.00			3.000	1381		4143					
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 FP			3000.00			3000.000			3000					
B	81 PORCH	72	1.00	31.91	.7271		23.201	72	1.00	1670					
C	79 CARPORT-	400	1.00	17.50	1.0000		17.500	400	1.00	7000					
D	01 SINGLE F	90	1.00	79.84	.8494		67.816	90	1.00	6103					
	0110 HEATPUMP			2.00			2.000	90		180					
	0103 BRICK			3.00			3.000	90		270					
			HSF:	1471.00		%COMP: 100		RPCN:		124781	1.05	131020	- .03-	=	99130
			MKT	78.00		STRUCTURE VALUE:		89.06		OGRCN/HSF		67.38	FMV/HSF		99130

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	12000	12000	100%	UNK		30000LV/AC
OTHERFEAT	500	500	100%	06232015		
STRUCTURE	99130	99130	100%	1749 -0177		TV/HSF
TOTAL	111630	111630	100%	112000	0099%	SP/HSF
						APPRAISED-VALUE: 111630