

+OWNERSHIP 1009152 2024 1/04/2024
SOUTHLAND FLOORING & DESIGN

PROPERTY DESCRIPTION
HWY 70 EAST LOT 1
REAR PART OF LOT IS LOW
DUPLICATION / 2 UNITS

TAX SUBDIVISIONS
NEUSE
COUNTY/CITY OF KINSTON

MAP NUMBER 452410360499
RECORD NUMBER: 18939
ROUTE 10019000
LISTER: LNLEGLISH 5012023
CARD NO 1

4005 BROTHERS RD
LAGRANGE NC 28551
DEED: 1857 736

203 E NEW BERN RD

```

+-----19-----+
1 :
0 :
+----15----+
:
:
:
:
3 0 :
:
:
:
:
:
:
:
+A-----34-----+
B :
6 6
+----13----+
  
```

| | | | | | |
|----------|--------|---------|--------|------------|------|
| TOPO | STREET | UTILITY | ZONING | .470 ACRES | NBHD |
| FLOODZNE | | | B1 | | 0995 |

NOTES:01 FLOOD DAMAGE 2017

| # | LAND CLASS | SIZE | *RATE | *SIZ* | *DPT* | *ADJ% | =LND-VALUE |
|---|------------|-------|--------|-------|-------|-------|--------------|
| 1 | 11CLAND | .47AC | 130000 | 1.00 | 1.00 | .90 | 117000 54990 |

LAND VALUE: 54990

| # | OTHER FEAT | SIZE | BASERATE* | SIZ%= | ADJRATE* | UNITS | *OGR%-COND%=OFB-VALU |
|---|------------|------|-----------|-------|----------|-------|----------------------|
| | | * | | | | | |
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| | | * | | | | | |
| | | * | | | | | |
| | | * | | | | | |

OTHER VALUE:

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - APARTMENTS |
|----------|----------|----------|----------|----------|------------------------|
| CONC-BLK | VINYL | SPACEHTR | COMPSHNG | 1.00STHT | |
| CONIWALL | | | | 'WALL | |
| | | | | BDRM | |

RES - IMP D AYB 1938 EYB 1922
DIMENSIONS: A-DR34DU40DL19DD10DL15DD30 B-MR10DD6DR13DU6DL13

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%= | ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR%-CND%= | FMV |
|---|---------------|-----------|------|----------|--------|---------|------------------|-------|-------|-------------|-----------|--------|--------------|-----|
| A | 11 DUPLEX/T | 1210 | 1.00 | 64.02 | .9126 | | 58.424 | 1210 | 1.00 | 70693 | | | | |
| | 1106 SPACEHTR | | | | | | | 1210 | | | | | | |
| | 1102 VINYL | | | 1.00 | | | 1.000 | 1210 | | 1210 | | | | |
| B | 81 PORCH | 78 | 1.00 | 31.91 | .7271 | | 23.201 | 78 | 1.00 | 1809 | | | | |
| | | | HSF: | 1210.00 | | | %COMP: 100 | | | RPCN: 73712 | .86 | 63392 | -.90-.90= | 634 |
| | | | | | | | STRUCTURE VALUE: | | | 52.39 | OGRCN/HSF | | .52 FMV/HSF | 634 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|-------|-----------|------|----------|-------|------------------------|
| LAND | 54990 | 54990 | 100% | UNK | | 117000LV/AC |
| OTHERFEAT | | | % | 01141999 | | |
| STRUCTURE | 634 | 634 | 100% | -0442 | | TV/HSF |
| TOTAL | 55624 | 55624 | 100% | 20000 | 0278% | SP/HSF |
| | | | | | | APPRaised-VALUE: 55624 |