

+OWNERSHIP 1015307
BLOUNT SHATAURA K

2024 1/04/2024

PROPERTY DESCRIPTION
698 CENTRAL AV
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TAX SUBDIVISIONS
NEUSE
COUNTY/SANDY BOTTOM FIRE

MAP NUMBER
450302795881
RECORD NUMBER: 19746
ROUTE 2011000
LISTER: LNLEGLISH 5012023
CARD NO
1
REVIEW:

698 CENTRAL AVE
KINSTON NC 28504
DEED: 1937 399

698 CENTRAL AV

+-----58-----+-----10-----+		TOPO	STREET	UTILITY	ZONING	.390 ACRES		NBHD		
:	9	:	:	:	NOTES:			0124		
:	:	:	:	:						
:	:	:	:	:						
2	+--8--D0--++	:	:	:						
7	:	:	:	:	#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
:	:	:	:	:	1	2A LOT	1.00LT	12000	1.00 1.00	12000
:	:	:	:	:						
A	+B-----22-----+C-----20-----+	:	:	:						
+	-----28-----2	:	:	:						
	-----22-----+	:	:	:						

LAND VALUE: 12000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%*	ADJRATE*	UNITS	*OGR%*	-COND%*	OFB-VALU
60	21CBLDGS-NV	1*	1			1	1.00	.01	
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE:

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

RES - IMP C AYB 1967 EYB 1982
DIMENSIONS: A-DU27DR58DD9DL8DD16DL22DD2DL28 B-MR28MU2DR22DD4DL22DU4 C-MU2MR28MR22DR20DU16DL20DD16 D-MU2MR50M
R8MU16DR10DU9DL10DD9

#	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					
	0103 BRICK			3.00			3.000	1378		4134					
	2.00 FULL BTH			3000.00			3000.000			6000					
B	81 PORCH	88	1.00	31.91	.7271		23.201	88	1.00	2041					
C	79 CARPORT-	320	1.00	17.50	1.0000		17.500	320	1.00	5600					
D	78 UTILITYB	90	1.00	28.50	1.0000		28.500	90	1.00	2565					
			HSF:	1378.00			%COMP: 100			117657	1.00	117657	-.35-	=	59652
			MKT	78.00			STRUCTURE VALUE:	85.38		OGRCN/HSF		43.28	FMV/HSF		59652

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	12000	12000	100%	WD		30769LV/AC
OTHERFEAT				11222021		
STRUCTURE	59652	59652	100%	1937-399		TV/HSF
TOTAL	71652	71652	100%	140000	0051%	SP/HSF
						APPRAISED-VALUE: 71652