

+OWNERSHIP 1018821 2024 4/02/2024
 CARR ANNA BELL
 CARR PEGGY G
 414 DUGGINS DR
 KINSTON NC 28501
 DEED: 1949 785

PROPERTY DESCRIPTION
 701 N ADKIN ST
 CHILDRENS VILLAGE ACADEMY
 WONDERLAND DAYCARE
 701 N ADKIN ST

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452512758123 1
 RECORD NUMBER: 26627
 ROUTE 12054010
 LISTER: LNLHOLLO 3282024
 REVIEW: LH 3272024

6+ +---28---+6+
 21+--26---+ 11F2+
 D4+ 15
 3C2 6E
 1 +-16-+
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 A :
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 1--25----+

TOPO	STREET	UTILITY	ZONING	5.400 ACRES	NBHD
100YR-FZ			RA8		0995
FLOODWAY			NOTES:01 PARCEL EXEMPT FOR 2016		

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	13CBS-PAVED	5.40AC	10000	1.00 1.00 .90	9000 48600

LAND VALUE: 48600

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%	-COND%*	OFB-VALU
6	53CFENCE-BR	*	50.00			1	1.00	.01	5000
7	50CCL-FENCE	*	10.12			1	1.00	.01	2500
8	24CSHELTER	11* 13	8.00			143	1.00		1144
9	24CSHELTER	12* 21	8.00			252	1.00		2016
10	20CSTRGSHLT	12* 21	12.50			252	1.00	.46	1701
11	40CCONC-PAD	12* 21	3.19			252	1.00	.10	723
12	40CCONC-PAD	40* 70	3.19			2800	1.00		8932
13	34CGAZEBO	*	500.00			1	1.00	.32	340

OTHER VALUE: 24427

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
BRICK	BRICK	GAS-PACK	COMP SHNG	1.00STHT 22'WALL BDRM	

COMM - IMP D AYB 1901 EYB 1960
 DIMENSIONS: A-DU59DL20DU21DR26DU9DR28DD10DR12DD16DL16DD63DL30 B-MR3DD10DR25DU10DL25 C-MU59ML20MU7DL4DU6DR4DD
 6 D-MU59ML20MU7ML4DU6DR4DU8DL1DU9DL6DD23DR3 E-MR30MU63MR16MU5DR4DU5DL4DD5 F-MR30MU63MR16MU16ML6DU
 10DL6DD10DR6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	74 CHURCH	3332	1.00	93.91	1.0000	1.21	113.631	3332	1.00	378618					
	7411 GAS-PACK			5.21			5.210	3332		17359					
	7403 BRICK							3332							
B	81 PORCH	250		31.91	.6654		21.232	250		5308					
C	81 PORCH	24		31.91	.8101		25.850	24		620					
D	83 STOOP	128		14.32	.6493		9.297	128		1190					
E	83 STOOP	20		14.32	1.0000		14.320	20		286					
F	84 WOOD DEC	60		23.27	.8281		19.269	60		1156					
			HSF:	3332.00		%COMP: 100			RPCN:	404538	.86	347902	-.57-	.60=	72929
						STRUCTURE VALUE:		104.41	OGRCN/HSF			21.88	FMV/HSF		72929

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CARD NO
 3

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0                      1
B                      0
+-----37-----+
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:                      :
3                      3
2                      2
+:                      :
4:                      :
D+                     :
:                      :
A                      :
+--C-----37-----+
:                      7
7                      :
+-----31-----+
  
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TOPO	STREET	UTILITY	ZONING	5.400	ACRES	NBHD	
100YR-FZ			RA8			0995	
FLOODWAY			NOTES:				
#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%*	=LND-VALUE
LAND VALUE:							48600
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
		*					
		*					
		*					
		*					
		*					
		*					
OTHER VALUE:							24427
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL		
BRICK	BRICK	FWA/CAC	COMP SHNG	2.00STHT			
BRICK	BRICK	FWA/CAC	COMP SHNG	9'WALL BDRM			

COMM - IMP C-5 AYB 1901 EYB 1960
 DIMENSIONS: A-DU32DR37DD32DL37 B-MU32DU10DR37DD10DL37 C-MU32MD32MR3DR31DD7DL31DU7 D-MU9DL2DU4DR2DD4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	30 OFC-AVG	1184	2.00	103.66	.8237	.95	81.114	2368	.95	182473				
	3012 FWA/CAC							1184						
	3003 BRICK							1184						
B	30 OFC-AVG	370	1.00	103.66	.8237		85.384	370	1.00	31592				
	3012 FWA/CAC							370						
	3003 BRICK							370						
	370.00 CPT/VINL													
	370.00 ELECTRIC													
	370.00 HIP													
	370.00 DRY WALL													
C	81 PORCH	217	1.00	31.91	.6654		21.232	217	1.00	4607				
D	81 PORCH	8		31.91	1.0000		31.910	8		255				
			HSF:	2738.00			%COMP: 100							
							STRUCTURE VALUE:							
								75.96		218927	.95	207980	-.57- .25=	67074
												24.49	FMV/HSF	67074

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 +-----81-----+
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 A
 +-----81-----+
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 8 8 5-10---+
 +5+

TOPO	STREET	UTILITY	ZONING	5.400 ACRES			NBHD
100YR-FZ FLOODWAY			RA8				0995
NOTES:							
#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE		
LAND VALUE:							48600
#	OTHER FEAT	SIZE	BASERATE	*SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
OTHER VALUE:							24427
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL		
BRICK	BRICK	WINDWUNT SPACEHTR	TILECLAY	2.00STHT 'WALL BDRM			

COMM - IMP C-5 AYB 1901 EYB 1960
 DIMENSIONS: A-DU35DR81DD35DL81 B-MR60DD5DR10DU5DL10 C-DD8DR5DU8DL5 D-MU35MR24DU5DR9DD5DL9 E-MU35MR52DU3DR4DD
 3DL4 F-MU35MR60DU3DR7DD3DL7

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	51 SCHOOL	2835	2.00	95.20	1.0000		95.200	5670		539784				
	0108 WINDWUNT							2835						
	6106 SPACEHTR			1.75			1.750	2835		4961				
	6103 BRICK							2835						
	835.00 VINYL													
	835.00 GAS													
	835.00 HIP													
	835.00 DRY WALL													
B	81 PORCH	50		31.91	.8101		25.850	50		1292				
C	88 CONCRETE	40		4.25	.9949		4.228	40		169				
D	88 CONCRETE	45		4.25	.9949		4.228	45		190				
E	88 CONCRETE	12		4.25	.9949		4.228	12		50				
F	88 CONCRETE	21		4.25	.9949		4.228	21		88				
HSF:				5670.00	%COMP: 100			RPCN:		546534	.95	519207	-.57- .60=	108839
STRUCTURE VALUE:							91.57		QGRCN/HSF	19.19		FMV/HSF	108839	

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+6+-----70-----+		TOPO	STREET	UTILITY	ZONING	5.400 ACRES	NBHD		
:	:	100YR-FZ			RA8		0995		
2 2	2	FLOODWAY			NOTES:				
2 2	:								
6F+6+	+6+	#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE		
8 8	7 7								
+6+B6	+C6								
:	:								
2 2	2								
2 :	2								
:	:								
:	:								
+6+-----40-----A+	+3	LAND VALUE:							48600
:	:	#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
2	2			*					
5	6			*					
:	:			*					
:	:			*					
+D+---33-----+				*					
+--95				*					
		OTHER VALUE:							24427
		FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL		
		BRICK	BRICK	SPACEHTR	COMP SHNG	1.00STHT			
				WNDW-UNT	RUBBER	'WALL			
						BDRM			

COMM - IMP D AYB 1901 EYB 1960
 DIMENSIONS: A-DL40DU22DR6DU8DL6DU22DR70DD22DL6DD7DR6DD22DR3DD26DL33DU25 B-ML40MU22DR6DU8DL6DD8 C-MD25MR33MU
 26ML3MU22DL6DU7DR6DD7 D-MD25DR9DD5DL9DU5 E-ML40DU22DL6DD22DR6 F-ML40MU30DL6DU22DR6DD22

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	51 SCHOOL	4378	1.00	95.20	1.0000		95.200	4378		416785				
	5106 SPACEHTR			1.75			1.750	4378		7661				
	5108 WNDW-UNT							4378						
	5103 BRICK							4378						
	378.00 VINYL													
	378.00 GAS													
	831.82 DBLPITCH													
	546.18 FLAT													
	378.00 DRY WALL													
B	81 PORCH	48		31.91	.8101		25.850	48		1240				
C	81 PORCH	42		31.91	.8101		25.850	42		1085				
D	83 STOOP	45		14.32	.7695		11.019	45		495				
E	88 CONCRETE	132		4.25	.9847		4.184	132		552				
F	88 CONCRETE	132		4.25	.9847		4.184	132		552				
			HSF:	4378.00		%COMP: 100		RPCN:	428371	.86	368399	-.57-	.70=	59267
						STRUCTURE VALUE:			84.14	QGRCN/HSF	13.53	FMV/HSF		59267

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE	446317
LAND	48600	48600	100%	UNK		9000LV/AC	
OTHERFEAT	24427	8000	305%	06071991			
STRUCTURE	373290	429756	86%	0932 -0266		TV/HSF	
TOTAL	446317	486356	91%	219000	0203%	SP/HSF	
						APPRAISED-VALUE:	446317