

+OWNERSHIP 1008113 2024 1/04/2024  
 HILL CHERYL LYNN

PROPERTY DESCRIPTION  
 307 ATLANTIC AVENUE  
 HSE BUILT 1885

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER 452513244711  
 CARD NO 1  
 RECORD NUMBER: 26728  
 ROUTE 13045000  
 LISTER: LNL ENGLISH 5012023  
 REVIEW:

3271 E ARIANNA CT  
 GILBERT AZ 95298

DEED: 1955 02  
 +-10-+8-+---15--+  
 +-----34---E-8D :  
 : 2  
 1 5  
 7 +48  
 +4+ : C  
 : +4+  
 1 1  
 7 7  
 : :  
 ++41 +4+--+  
 : 6 : :  
 : A 1 :  
 2 B 6 2  
 9 +-----34-----22 2+ 9  
 : 2+-11-2+ :  
 : :  
 +-----65-----+ :

TOPO	STREET	UTILITY	ZONING	1.030 ACRES	NBHD
					0318

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	1N LOT	2.50LT	6000	1.00 1.00	15000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
2	52CFENCE-WD	*	11.09			450	1.00
		*					
		*					
		*					
		*					
		*					
		*					

OTHER VALUE: 4990

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	WOOD	GAS-PACK	SLATE	2.00STHT	
CONIWALL	WOOD	GAS-PACK		'WALL	
				4 BDRM	

RES - IMP A AYB 1901 EYB 1995  
 DIMENSIONS: A-DU16DL4DU17DR4DU17DR34DU6DR15DD25DR4DD17DL4DD16DL2DD2DL11DU2DL2DU2DL34 B-DU16DL8DD29DR65DU29  
 DL8DD16DL2DD2DL11DU2DL2DL34 C-MR20MR14MD2MR2MD2MR11MU2MR2MU16MR4MU17DU8DL4DD8DR4 D-MU31MR53MU8  
 ML4MU17ML15DD6DL8DU6DR8 E-MU56MR34ML8MD2DD4DL10DU4DR10

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	2728	2.00	79.84	.6685		53.373	5456 .95	276641				
	0111 GAS-PACK			2.00			2.000	2728	5456				
	0101 WOOD							2728					
	2.00 FULL BTH			3000.00			3000.000		6000				
	1.00 FP			3000.00			3000.000		3000				
	1.00 HALF BTH			1800.00			1800.000		1800				
B	81 PORCH	1079	1.00	31.91	.6604		21.073	1079 1.00	22737				
C	80 CANOPY	32	1.00	10.00	1.0000		10.000	32 1.00	320				
D	01 SINGLE F	48	1.00	79.84	.6685		53.373	48 1.00	2561				
	0111 GAS-PACK			2.00			2.000	48	96				
	0101 WOOD							48					
E	83 STOOP	40	1.00	14.32	.7695		11.019	40 1.00	440				
			HSF:	5504.00		%COMP: 100		RPCN:	319051 1.36		433909 - .22-	=	253837
			MKT	75.00		STRUCTURE VALUE:		78.83	OGRCN/HSF		46.11	FMV/HSF	253837

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	15000	15000	100%	GD		14563LV/AC
OTHERFEAT	4990	4990	100%	05062022		
STRUCTURE	253837	253837	100%	1955- 02		TV/HSF
TOTAL	273827	273827	100%		0000%	SP/HSF

APPRAISED-VALUE: 273827