

+OWNERSHIP 31906
ROUSE CHARLES M L

2025 2/22/2025

PROPERTY DESCRIPTION
3216 CHRIS ST
3216 CHRIS ST

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
451614342457
RECORD NUMBER: 26876
ROUTE 14190000
LISTER: LNREVALTM 9182024
REVIEW: KG 6022023

3216 CHRIS ST
KINSTON NC 28504
DEED: 1000 802

TCM

3216 CHRIS ST

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+---11---+
+-6-1 0
 6 0 B
+-----+C27+E-----+
:
:
:
:
:
3 3
1 1
:
:
:
A
+-----2D7+-----+
 4 4
+-5+

```

TOPO STREET UTILITY ZONING .097 ACRES NBHD
RA6 00408

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	BS BUILD SITE	.09AC	164330		1.00	1.00	177111 15940

LAND VALUE: 15940

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPRECIATION
SLAB	VINYL	HEATPUMP	COMP SHNG	1.00STHT 'WALL 2 BDRM	31YR

RES - IMP C AYB 1994 EYB
DIMENSIONS: A-DU31DR27DD31DL27 B-MU31MR27DU10DL11DD10DR11 C-MU31MR10DR6DU6DL6DD6 D-MR12DR5DD4DL5DU4 E-MU31MR16DR
11DU10DL11DD10

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	10 TOWNHOUS	837	1.00	99.50	1.0800		107.460	837	1.00	89944				
	0110 HEATPUMP			4.50			4.500	837		3766				
	0102 VINYL							837						
	1.00 FP			3700.00			3700.000			3700				
B	88 CONCRETE	110	1.00	5.10	1.1000		5.610	110	1.00	617				
C	77 UTILITY	36	1.00	26.80	1.1000		29.480	36	1.00	1061				
D	83 STOOP	20		12.00	1.1000		13.200	20		264				
E	84 DECK	110		16.70	1.1000		18.370	110		2020				
			HSF:	837.00		%COMP: 100		RPCN:		99698 1.00		99698 - .21-	=	82700
			MKT	105.00		STRUCTURE VALUE:		119.11	OGRCN/HSF			98.80	FMV/HSF	82700

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	15940	7500	212%	UNK		164329LV/AC
OTHERFEAT			%	05131994		
STRUCTURE	82700	45771	180%	-0802		TV/HSF
TOTAL	98640	53271	185%	46000	0214%	SP/HSF

APPRAISED-VALUE: 98640