

+OWNERSHIP 18685  
GEBHARDT MELISSA

2024 1/04/2024

PROPERTY DESCRIPTION  
105 W CAPITOLA AVENUE  
105 W CAPITOLA AV

TAX SUBDIVISIONS  
KINSTON  
COUNTY/CITY OF KINSTON

MAP NUMBER  
452539363428  
RECORD NUMBER: 4722  
ROUTE 39026000  
LISTER: LNLEGLISH 5012023  
REVIEW:

105 W CAPITOLA AVE  
KINSTON NC 28501  
DEED: 1626 30

105 W CAPITOLA AV

```

+-----+6--+
+-----37-E-----+
:
: 2
2 0
0
:
+-----37-----D+
:
:
:
3 3
2 2
: 1-8-+
: 2 1
A C 2
+-----3B6+-----+8--+
4 4
+-5+

```

TOPO STREET UTILITY ZONING .230 ACRES NBHD  
0995

NOTES:

| # | LAND CLASS | SIZE   | * RATE | *SIZ% | *DPT% | *ADJ% | =LND-VALUE |
|---|------------|--------|--------|-------|-------|-------|------------|
| 1 | 1V LOT     | 1.00LT | 10000  |       | 1.00  | 1.00  | 10000      |

LAND VALUE: 10000

| #  | OTHER FEAT  | SIZE | BASERATE | *SIZ% | ADJRATE* | UNITS | *OGR% | -COND% | =OFB-VALU |
|----|-------------|------|----------|-------|----------|-------|-------|--------|-----------|
| 60 | 05CDETGARCD | 1*   | 1        | 19.50 |          | 1     | 1.00  | .01    | 5000      |
|    |             | *    |          |       |          |       |       |        |           |
|    |             | *    |          |       |          |       |       |        |           |
|    |             | *    |          |       |          |       |       |        |           |
|    |             | *    |          |       |          |       |       |        |           |
|    |             | *    |          |       |          |       |       |        |           |

OTHER VALUE: 5000

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL  | SIZE/OTY | DPRT:DEPR - RESIDENTIAL - STD |
|----------|----------|----------|-----------|----------|-------------------------------|
| BRICK    | VINYL    | GAS-PACK | COMP SHNG | 1.00STHT |                               |
| CONIWALL | RPWINDOW | GAS-PACK |           | 'WALL    |                               |
|          | VINYL    | GAS-PACK |           | 3 BDRM   |                               |

RES - IMP C AYB 1949 EYB 1967

DIMENSIONS: A-DU32DR36DD32DL36 B-MR17DR5DD4DL5DU4 C-MR17MR19DU12DR8DD12DL8 D-MR36MU32MR1DL37DU20DR37DD20 E-MU  
32MR37MU20ML11DL6DU4DR6DD4

| # | STRUCTURE     | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT% | ADJRATE*         | AREA* | %STY= | COST        | OG% | OG RCN        | -DEPR% -CND%= | FMV   |
|---|---------------|-----------|------|----------|--------|--------|------------------|-------|-------|-------------|-----|---------------|---------------|-------|
| A | 01 SINGLE F   | 1152      | 1.00 | 79.84    | .8134  |        | 64.941           | 1152  | 1.00  | 74812       |     |               |               |       |
|   | 0111 GAS-PACK |           |      | 2.00     |        |        | 2.000            | 1152  |       | 2304        |     |               |               |       |
|   | 0102 VINYL    |           |      |          |        |        |                  | 1152  |       |             |     |               |               |       |
|   | 2.00 FULL BTH |           |      | 3000.00  |        |        | 3000.000         |       |       | 6000        |     |               |               |       |
| B | 81 PORCH      | 20        | 1.00 | 31.91    | .8101  |        | 25.850           | 20    | 1.00  | 517         |     |               |               |       |
| C | 01 SINGLE F   | 96        | 1.00 | 79.84    | .8134  |        | 64.941           | 96    | 1.00  | 6234        |     |               |               |       |
|   | 0111 GAS-PACK |           |      | 2.00     |        |        | 2.000            | 96    |       | 192         |     |               |               |       |
|   | 0102 VINYL    |           |      |          |        |        |                  | 96    |       |             |     |               |               |       |
| D | 01 SINGLE F   | 740       | 1.00 | 79.84    | .8134  |        | 64.941           | 740   | 1.00  | 48056       |     |               |               |       |
|   | 0111 GAS-PACK |           |      | 2.00     |        |        | 2.000            | 740   |       | 1480        |     |               |               |       |
|   | 0102 VINYL    |           |      |          |        |        |                  | 740   |       |             |     |               |               |       |
| E | 81 PORCH      | 24        | 1.00 | 31.91    | .8101  |        | 25.850           | 24    | 1.00  | 620         |     |               |               |       |
|   |               |           | HSF: | 1988.00  |        |        | %COMP: 100       |       |       |             |     |               |               |       |
|   |               |           |      |          |        |        | STRUCTURE VALUE: |       |       |             |     |               |               |       |
|   |               |           |      |          |        |        |                  |       | RPCN: | 140215 1.00 |     | 140215 - .50- | =             | 70108 |
|   |               |           |      |          |        |        |                  |       |       |             |     | 35.26 FMV/HSF |               | 70108 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE       | S-N%  | TOTAL VALUE |
|-----------|-------|-----------|------|------------|-------|-------------|
| LAND      | 10000 | 10000     | 100% | UNK        |       | 43478LV/AC  |
| OTHERFEAT | 5000  | 5000      | 100% | 03032011   |       |             |
| STRUCTURE | 70108 | 70108     | 100% | 1626 -0030 |       | TV/HSF      |
| TOTAL     | 85108 | 85108     | 100% | 55000      | 0154% | SP/HSF      |

APPRAISED-VALUE: 85108