

+OWNERSHIP 1014024
 KING RYAN HENRY
 CASTILLO BEATRIZ D
 311 FRANCES PL
 KINSTON NC 28501
 DEED: 1926 357

2024 1/04/2024

PROPERTY DESCRIPTION
 311 FRANCES PL
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TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER
 452506489368
 RECORD NUMBER: 4781
 ROUTE 6073000
 LISTER: LNLEGLISH 5012023
 REVIEW:

CARD NO
 1

+---24---+
 2 2
 0 0
 D :
 +1-12-+E8++
 2 1 8
 C 2 4+15---+
 +---+24---+ :
 : :
 : :
 : :
 3 4
 7 1
 : +-10+
 : F :
 : 1 1
 A 6 6
 +---+---39---+10-+
 B-10-+

TOPO STREET UTILITY ZONING .330 ACRES NBHD
 RA6 0204

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	1Q LOT	1.15LT	7500	1.00 1.00	7500 8625

LAND VALUE: 8625

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	FWA/CAC	COMP SHNG	1.25STHT	
CONIWALL	BRICK	SPACEHTR		'WALL	
				4 BDRM	

RES - IMP C AYB 1949 EYB 1967

DIMENSIONS: A-DU37DR24DU4DR15DD41DL39 B-MR14DD4DR10DU4DL10 C-MR14ML6MU37DU12DR12DD12DL12 D-MU37MR8MU12ML2DU20DR
 24DD20DL24 E-MU49MR6MR14DR8DD8DL4DD4DL4DU12 F-MU49MR20MR8MD8MR11MD25DD16DR10DU16DL10

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1503	1.25	79.84	.8112		64.766	1879	.95	115609				
	0112 FWA/CAC			2.00			2.000	1503		3006				
	0103 BRICK			3.00			3.000	1503		4509				
	1.00 FULL BTH			3000.00			3000.000			3000				
	1.00 FP			3000.00			3000.000			3000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	81 PORCH	40	1.00	31.91	.8101		25.850	40	1.00	1034				
C	88 CONCRETE	144	1.00	4.25	.9847		4.184	144	1.00	602				
D	75 GAR FINF	480	1.00	29.97	.7735		23.181	480	1.00	11126				
E	81 PORCH	80	1.00	31.91	.7271		23.201	80	1.00	1856				
F	01 SINGLE F	160	1.00	79.84	.8112		64.766	160	1.00	10362				
	0106 SPACEHTR							160						
	0103 BRICK			3.00			3.000			480				
			HSF:	2039.00		%COMP: 100		RPCN:	156384	1.00	156384	-.50-.08=	46759	
			MKT	65.00		STRUCTURE VALUE:	76.69	OGRCN/HSF	22.93	FMV/HSF			46759	

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8625	8625	100%	WD		26136LV/AC
OTHERFEAT			%	08162021		
STRUCTURE	46759	46759	100%	1926-357		TV/HSF
TOTAL	55384	55384	100%	103000	0053%	SP/HSF

APPRAISED-VALUE: 55384