OWNERSHIP 1011880 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
JAY BAILEY LLC	510 E GORDON ST	KINSTON	452515538216	1
	BOTH UNITS UNOC/UNLIVABLE		RECORD NUMBER: 4787	
2906 N HERITAGE ST	TWO UNITS	COUNTY/CITY OF KINSTON	ROUTE 15198000	
KINSTON NC 28501			LISTER: LNLENGLISH 5012023	
DEED: 1892 348	510 E GORDON ST		REVIEW:	

```
        +-12-+6-+
+---19---+    7267
:              :
:              1
:              7
:              :
:              +2
4               1
9               6
:              :
:              2+
:              :
:              1
:              6
A              :
+------33------+
C     B        9
7-12--+---19---+
```

TOPO	STREET	UTILITY	ZONING	.190 ACRES	NBHD
			I1		0205

NOTES:01 BOTH UNITS UNOC/POOR
01 CONDITION 02/2009

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	1H LOT	1.00LT	3000		1.00	1.00	3000

LAND VALUE: 3000

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - APARTMENTS
BRICK	BRICK	SPACEHTR	COMPSHNG	1.00STHT	
CONIWALL				'WALL	
				BDRM	

RES - IMP D AYB 1901 EYB 1920

DIMENSIONS: A-DU49DR19DU7DR12DD7DR2DD17DR2DD16DL2DD16DL33 B-MR14DD9DR19DU9DL19 C-MR14ML12DD7DR12DU7DL12 D-MR
2MR29MU49DU7DR6DD7DL6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG	RCN	-DEPR%-CND%=	FMV
A	11 DUPLEX/T	1733	1.00	64.02	.8515		54.513	1733	1.00	94471					
	1106 SPACEHTR							1733							
	1103 BRICK			3.00			3.000	1733		5199					
B	81 PORCH	171	1.00	31.91	.6658		21.245	171	1.00	3632					
C	83 STOOP	84	1.00	14.32	.6875		9.845	84	1.00	826					
D	83 STOOP	42	1.00	14.32	.7695		11.019	42	1.00	462					

HSF: 1733.00 %COMP: 100 RPCN: 104590 .86 89947 - .96- .50= 1520
MKT 84.50 STRUCTURE VALUE: 51.90 QGRCN/HSF .87 FMV/HSF 1520

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	4520
LAND			3000	3000	100%	WD		15789LV/AC		
OTHERFEAT					%	09032020				
STRUCTURE			1520	1520	100%	1892-348		TV/HSF		
TOTAL			4520	4520	100%	15000	0030%	SP/HSF		
									APPRAISED-VALUE:	4520