

+OWNERSHIP 1019780
 NATU HOMES LLC

2024 1/04/2024

PROPERTY DESCRIPTION
 908 E CASWELL ST
 BOTH UNITS UNOC/2009

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER
 452515724724
 RECORD NUMBER: 5112
 ROUTE 15418000
 LISTER: LNBIRASW 8022023
 REVIEW:

3916 TOYON DRIVE
 RALEIGH NC 27616
 DEED: 1995 504

908 E CASWELL ST

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+-----18-----+
6          :
+-6--+    :
:         :
1         : 2
3         : 4
+-5-+    8 :
:         : E6-+
8         :
+--1+-5D+ +F--12--+
:
1         : 1-4+
6         : 6 4
:         : +C4+
A         :
+-----32-----+
B         :
6         : 6
+-----24-----+
  
```

| | | | | | |
|------|--------|---------|--------|------------|------|
| TOPO | STREET | UTILITY | ZONING | .100 ACRES | NBHD |
| | | | RA5 | | 0205 |

NOTES:

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

LAND VALUE:

| # | OTHER FEAT | SIZE | BASERATE* | SIZ%* | ADJRATE* | UNITS | *OGR%-COND%* | OFB-VALU |
|---|------------|------|-----------|-------|----------|-------|--------------|----------|
| | | * | | | | | | |
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OTHER VALUE:

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - APARTMENTS |
|----------|----------|----------|----------|----------|------------------------|
| BRICK | WOOD | SPACEHTR | METAL | 2.00STHT | |
| PIERS | WOOD | SPACEHTR | | 'WALL | |
| | WOOD | SPACEHTR | | BDRM | |

RES - IMP D AYB 1912 EYB 1920
 DIMENSIONS: A-DU16DR12DU5DR6DD5DR14DD16DL32 B-MR4DD6DR24DU6DL24 C-MR4MR28MU6DR4DU4DL4DD4 D-MU6MR32MU10ML14M
 U5ML6MD5DL5DU8DR5DD8 E-MU16MR12MU5DR6DU13DL6DD13 F-MU21MR12MR6MD5DR12DU24DL18DD6DR6DD18

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%* | ADJRATE* | AREA* | %STY= | COST | OG% | OG RCN | -DEPR%-CND%* | FMV |
|---|---------------|-----------|------|----------|--------|---------|----------|-------|-------|-------|-----|--------|--------------|-----|
| A | 11 DUPLEX/T | 542 | 2.00 | 64.02 | .8567 | | 54.845 | 1084 | .95 | 56478 | | | | |
| | 1106 SPACEHTR | | | | | | | 542 | | | | | | |
| | 1101 WOOD | | | | | | | 542 | | | | | | |
| B | 81 PORCH | 144 | 1.00 | 31.91 | .6921 | | 22.084 | 144 | 1.00 | 3180 | | | | |
| B | 11 DUPLEX/T | 144 | 1.00 | 64.02 | .8567 | | 54.845 | 144 | 1.00 | 7897 | | | | |
| | 1106 SPACEHTR | | | | | | | 144 | | | | | | |
| | 1101 WOOD | | | | | | | 144 | | | | | | |
| C | 84 WOOD DEC | 16 | 1.00 | 23.27 | .8281 | | 19.269 | 16 | 1.00 | 308 | | | | |
| D | 11 DUPLEX/T | 40 | 1.00 | 64.02 | .8567 | | 54.845 | 40 | 1.00 | 2193 | | | | |
| | 1106 SPACEHTR | | | | | | | 40 | | | | | | |
| | 1101 WOOD | | | | | | | 40 | | | | | | |
| E | 11 DUPLEX/T | 78 | 1.00 | 64.02 | .8567 | | 54.845 | 78 | 1.00 | 4277 | | | | |
| | 1106 SPACEHTR | | | | | | | 78 | | | | | | |
| | 1101 WOOD | | | | | | | 78 | | | | | | |
| F | 11 DUPLEX/T | 324 | 1.00 | 64.02 | .8567 | | 54.845 | 324 | 1.00 | 17769 | | | | |
| | 1106 SPACEHTR | | | | | | | 324 | | | | | | |
| | 1101 WOOD | | | | | | | 324 | | | | | | |

HSF: 1670.00 %COMP: 100 RPCN: 92102 .86 79207 - .96- .01= 2651
 MKT 84.50 STRUCTURE VALUE: 47.42 OGRCN/HSF 1.58 FMV/HSF 2651

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|-------|-----------|------|----------|-------|-------------|
| LAND | 3000 | 3000 | 100% | WD | | 3000LV/AC |
| OTHERFEAT | | | % | 07272023 | | |
| STRUCTURE | 2651 | 2651 | 100% | 1995-504 | | TV/HSF |
| TOTAL | 5651 | 5651 | 100% | 15000 | 0037% | SP/HSF |

APPRAISED-VALUE: 5651