

+OWNERSHIP 1009760  
GRAY ROSA

2024 1/04/2024

PROPERTY DESCRIPTION  
2204 LINDEN AVE  
2204 LINDEN AV

TAX SUBDIVISIONS  
KINSTON  
COUNTY/CITY OF KINSTON

MAP NUMBER  
452618425462  
RECORD NUMBER: 5184  
ROUTE 18050000  
LISTER: LNLEGLISH 5012023  
REVIEW:

2204 LINDEN AVE  
KINSTON NC 28501  
DEED: 1864 486

2204 LINDEN AV

+--15---+  
:  
:  
2 2  
6 6  
:  
:  
+-66  
:  
+C+---28-----+ +1  
:  
:  
:  
2 :4  
8 2D  
:  
:  
A :  
+-----44+-----+  
B 5  
5--15---+

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA6	.270	0202

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1L LOT	1.00LT	5000		1.00	1.00	5000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	01CDETGAR-F	1*	19.11			1	1.00	.01	4000

OTHER VALUE: 4000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	GAS-PACK	COMPSHNG	1.00STHT 'WALL 3 BDRM	

RES - IMP D AYB 1964 EYB 1967  
DIMENSIONS: A-DU28DR28DU26DR15DD26DR1DD28DL44 B-MR26DD5DR15DU5DL15 C-MR26ML26MU28DR6DU6DL6DD6 D-MU28MD28MR44  
MU16DR3DU4DL3DD4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1622	1.00	79.84	.8350		66.666	1622	1.00	108132					
	0111 GAS-PACK			2.00			2.000	1622		3244					
	0103 BRICK			3.00			3.000	1622		4866					
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 FP			3000.00			3000.000			3000					
B	81 PORCH	75	1.00	31.91	.7271		23.201	75	1.00	1740					
C	78 UTILITYB	36	1.00	28.50	1.0000		28.500	36	1.00	1026					
D	83 STOOP	12	1.00	14.32	1.0000		14.320	12	1.00	171					
			HSF:	1622.00		%COMP: 100		RPCN:		128179	.86	110233	-.50-	=	34448
			MKT	62.50		STRUCTURE VALUE:		67.96		OGRCN/HSF		21.23	FMV/HSF		34448

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	5000	5000	100%	WD		18518LV/AC
OTHERFEAT	4000	4000	100%	08272019		
STRUCTURE	34448	34448	100%	1864-486		TV/HSF
TOTAL	43448	43448	100%	42000	0103%	SP/HSF

APPRAISED-VALUE: 43448