

+OWNERSHIP 1013683 2024 1/04/2024
 BULL INVESTMENT GROUP LLC

PROPERTY DESCRIPTION
 1205 LINCOLN ST LT C
 1205 LINCOLN ST

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452520807339 1
 RECORD NUMBER: 5378
 ROUTE 2025000
 LISTER: LNLEGLISH 5012023
 REVIEW:

504 E PETTIGREW ST
 DURHAM NC 27701
 DEED: 1919 675

1205 LINCOLN ST

+---16---+
 :
 :
 : +--44
 : :C4+
 :
 :
 4 4
 6 6
 :
 :
 :
 :
 :
 :
 :
 :
 :
 :
 A :
 +---16---+
 B :
 6 6
 +---16---+

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
100YR-FZ			RA5	.100	0205

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	1H LOT	1.00LT	3000	1.00 .90	2700

LAND VALUE:

#	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	SPACEHTR	METAL	1.00STHT	
CONIWALL	RPWINDOW			1 WALL	
				1 BDRM	

RES - IMP E AYB 1901 EYB 1932
 DIMENSIONS: A-DU46DR16DD46DL16 B-DD6DR16DU6DL16 C-MR16MU35DR4DU4DL4DD4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	736	1.00	79.84	.9532		76.103	736	1.00	56011					
	0106 SPACEHTR							736							
	0103 BRICK			3.00			3.000	736		2208					
	1.00 FULL BTH			3000.00			3000.000			3000					
B	81 PORCH	96	1.00	31.91	.7271		23.201	96	1.00	2227					
C	83 STOOP	16	1.00	14.32	1.0000		14.320	16	1.00	229					
	HSF:			736.00			%COMP: 100	RPCN:		63675	.76	48393	-.85-	=	6133
	MKT			84.50			STRUCTURE VALUE:			65.75	OGRCN/HSF		8.33	FMV/HSF	6133

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	2700	2700	100%	WD		27000LV/AC
OTHERFEAT				06092021		
STRUCTURE	6133	6133	100%	1919-675		TV/HSF
TOTAL	8833	8833	100%	12500	0070%	SP/HSF

APPRAISED-VALUE: 8833