

+OWNERSHIP 1009712 2024 1/04/2024
 THIGPEN PROPERTIES LLC

PROPERTY DESCRIPTION
 1507 GEORGE AVE
 RENTAL PROPERTY

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER 452619604227
 RECORD NUMBER: 5386
 ROUTE 19037000
 LISTER: LNLEGLISH 5012023
 REVIEW:

237 HANBURY RD E ST 17 121
 CHESAPEAKE VA 23322
 DEED: 1863 330

1507 GEORGE AV

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+----14----+
8          :
:          8
+C-----26-----+
:          :
:          :
:          :
:          2
:          4
3          :
0          :
:          :
:          :
:          +----12----+
:          6          6
A          B
+----14----+-----12----+
  
```

TOPO	STREET	UTILITY	ZONING	.180 ACRES	NBHD
			RA5		0203

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	1J LOT	1.00LT	4000		1.00	1.00	4000

LAND VALUE: 4000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	-COND%*	OFB-VALU
60	21CBLDGS-NV	1*	1			1	1.00	.01	

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	ASBESTOS	FWA/CAC	COMP SHNG	1.00STHT	
CONIWALL				'WALL	
				2 BDRM	

RES - IMP D AYB 1951 EYB 1942
 DIMENSIONS: A-DU30DR26DD24DL12DD6DL14 B-MR14DU6DR12DD6DL12 C-MR14ML14MU30DR14DU8DL14DD8

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	708	1.00	79.84	.9532		76.103	708	1.00	53880					
	0112 FWA/CAC			2.00				708		1416					
	0115 ASBESTOS			1.00-			1.000-	708		708-					
	1.00 FULL BTH			3000.00			3000.000			3000					
B	81 PORCH	72	1.00	31.91	.7271		23.201	72	1.00	1670					
C	81 PORCH	112	1.00	31.91	.6921		22.084	112	1.00	2473					
			HSF:	708.00		%COMP: 100		RPCN:		61731	.86	53088	-.75-	=	7299
			MKT	55.00		STRUCTURE VALUE:		74.98	OGRCN/HSF			10.30	FMV/HSF		7299

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	4000	4000	100%	WD		11299
OTHERFEAT			%	08132019		22222LV/AC
STRUCTURE	7299	7299	100%	1863-330		TV/HSF
TOTAL	11299	11299	100%	477000	0002%	SP/HSF

APPRaised-VALUE: 11299