

+OWNERSHIP 1000351 2024 1/04/2024
 BALTAZAR MIGUEL ANGEL CAZARES

PROPERTY DESCRIPTION
 104 S QUEEN ST
 2ND FLOOR NO VALUE
 BARBER SHOP
 104 S QUEEN ST

TAX SUBDIVISIONS
 KINSTON
 CNTY/CTY KINSTON/MUNI SVC

MAP NUMBER 452563326537
 CARD NO 1
 RECORD NUMBER: 5411
 ROUTE 63002000
 LISTER: LNLEGLISH 5012023
 REVIEW:

104 SOUTH QUEEN STREET
 KINSTON NC 28501
 DEED: 1769 519

TOPO	STREET	UTILITY	ZONING	.080 ACRES		NBHD	
				NOTES:01 USED AS CPA OFFICE		0331	
#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	6C FF	31F	117D	200	1.00	.90 1.00	180 5580
LAND VALUE:							5580
#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU

+-30--+
 :
 :
 5 5
 5 5
 :
 :
 C :
 +-30--+
 :
 :
 :
 5 6
 8 2
 :
 :
 A :
 1B5+-15+

COMM - IMP C AYB 1909 EYB 1955
 DIMENSIONS: A-DU58DR30DD62DL15DU4DL15 B-DR15DD4DL15DU4 C-MU58DU55DR30DD55DL30

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	23 RETAIL S	1800	1.00	78.50	.8086	.96	60.936	1800	1.00	109684				
	2312 FWA/CAC							1800						
	2303 BRICK							1800						
B	81 PORCH	60	1.00	31.91	.8101		25.850	60	1.00	1551				
C	47 WAREHOUS	1650	1.00	28.42	1.0000		28.420	1650	1.00	46893				
	4712 FWA/CAC			7.79			7.790	1650		12853				
	4703 BRICK			1.88			1.880	1650		3102				
HSF:				3450.00	%COMP: 100		RPCN:		174083 1.00	174083 - .62- .10=		59537		
STRUCTURE VALUE:									50.45	OGRCN/HSF	17.25	FMV/HSF	59537	

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	5580	5580	100%	WD		69750LV/AC
OTHERFEAT			%	03152016		
STRUCTURE	59537	59537	100%	1769-519		TV/HSF
TOTAL	65117	65117	100%	65000	0100%	SP/HSF
APPRaised-VALUE:						65117