

+OWNERSHIP 12215
 BOONE ROBERT C
 4977 BRAXTON RD
 GRIFTON NC 28530
 DEED: 1928 814

2024 1/04/2024

PROPERTY DESCRIPTION
 303 W HIGHLAND AVE
 4 UNITS
 303 W HIGHLAND AV

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER
 452506286568
 RECORD NUMBER: 5419
 ROUTE 6279000
 LISTER: LNLEGLISH 5012023
 REVIEW:

CARD NO
 1

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+-----18-----+
+---+18---F5
C D E 4
+-----70+-----+
:
:
:
:
3
1
:
:
:
:
A
+-----31-----32-----+
B--7-3
3 +-----32-----+
+---9-2
  
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TOPO	STREET	UTILITY	ZONING	.340 ACRES	NBHD
			RA6		0232

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1R LOT	1.10LT	8000		1.00	1.00	8000

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

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - APARTMENTS
BRICK	BRICK	FWA/CAC	LAMSHNGL	2.00STHT	
CONIWALL				'WALL	
				8 BDRM	

RES - IMP C AYB 1969 EYB 1982
 DIMENSIONS: A-DU31DR70DD31DL32DU3DL7DD3DL31 B-MR31DU3DR7DD3DR1DD2DL9DU2DR1 C-MR31ML31MU31MR26DU4DR5DD4DL5 D-MU
 31MR26MR5DU4DR7DD4DL7 E-MU31MR31MR7DU4DR6DD4DL6 F-MU31MR38MR6MU4DL18DU5DR18DD5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	12 MULTI-FA	2149	2.00	57.92	.9825		56.906	4298	.95	232349				
	1212 FWA/CAC			2.00			2.000	2149		4298				
	1203 BRICK			3.00			3.000	2149		6447				
B	83 STOOP	39	1.00	14.32	.7695		11.019	39	1.00	429				
C	81 PORCH	20	1.00	31.91	.8101		25.850	20	1.00	517				
C	81 PORCH	20	1.00	31.91	.8101		25.850	20	1.00	517				
D	77 UTILITY	28	1.00	27.50	1.0000		27.500	28	1.00	770				
D	77 UTILITY	28	1.00	27.50	1.0000		27.500	28	1.00	770				
E	81 PORCH	24	1.00	31.91	.8101		25.850	24	1.00	620				
E	81 PORCH	24	1.00	31.91	.8101		25.850	24	1.00	620				
F	81 PORCH	90	1.00	31.91	.7271		23.201	90	1.00	2088				
F	83 STOOP	90	1.00	14.32	.6875		9.845	90	1.00	886				
				HSF:	4298.00	%COMP: 100	RPCN:		250311	1.00	250311	-.50-	=	125156
				STRUCTURE VALUE:			58.23	OGRCN/HSF	29.11	FMV/HSF	125156			

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8800	8800	100%	WD		133956
OTHERFEAT				09152021		
STRUCTURE	125156	125156	100%	1928-814		
TOTAL	133956	133956	100%	130000	0103%	

APPRaised-VALUE: 133956