

+OWNERSHIP 1003022
RUFFIN KATHERINE M

2024 1/04/2024

PROPERTY DESCRIPTION
1007 E KING ST
2 UNITS

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452520718860
RECORD NUMBER: 5731
ROUTE 20040000
LISTER: LNLEGLISH 5012023
CARD NO
1
REVIEW:

PO BOX 1094
YOUNGSVILLE NC 27596
DEED: 1808 343

1007 E KING ST

+-----24-----+
+-----24-----+
:
1 10
7 :
+--9--+ :
:
:
:
:
3 4
8 5
:
:
:
A :
+-----32-----+
B 6
6---18---+

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			B1	.150	0205

NOTES:

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

LAND VALUE: 3000

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - APARTMENTS
BRICK	VINYL	SPACEHTR	METAL	1.00STHT	
CONIWALL				'WALL BDRM	

RES - IMP E AYB 1901 EYB 1924

DIMENSIONS: A-DU38DR9DU17DR24DD10DL1DD45DL32 B-MR6DD6DR18DU6DL18 C-MR6MR3MU55DU5DR24DD5DL24

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	CND%*	FMV
A	11 DUPLEX/T	1617	1.00	64.02	.8618		55.172	1617	1.00	89213					
	1106 SPACEHTR							1617							
	1102 VINYL			1.00			1.000	1617		1617					
B	81 PORCH	108	1.00	31.91	.7271		23.201	108	1.00	2505					
C	81 PORCH	120	1.00	31.91	.6921		22.084	120	1.00	2650					
			HSF:	1617.00			%COMP: 100			95985	.76	72948	-.85-	=	9246
			MKT	84.50			STRUCTURE VALUE:			45.11	OGRCN/HSF	5.71	FMV/HSF		9246

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	3000	3000	100%	WD		2000LV/AC
OTHERFEAT			%	07282017		
STRUCTURE	9246	9246	100%	1808-343		TV/HSF
TOTAL	12246	12246	100%	9000	0136%	SP/HSF

APPRAISED-VALUE: 12246