

+OWNERSHIP 1008740 2024 1/04/2024
KINSTON ART & CUL DISTRICT LLC

PROPERTY DESCRIPTION
419 POLLOCK ST
419 POLLOCK ST

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER 452513146666
RECORD NUMBER: 5787
ROUTE 13057000
LISTER: LNLEGLISH 5012023
CARD NO 1
REVIEW:

PO BOX 200
KINSTON NC 28502
DEED: 1961 309

419 POLLOCK ST

+-----C28+-----+
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4 4
4 4
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A
++-----28-----+
B 6
6-----22-----+

| | | | | | |
|------|--------|---------|--------|------------|------|
| TOPO | STREET | UTILITY | ZONING | .080 ACRES | NBHD |
| | | | | | 0322 |

NOTES:

| # | LAND CLASS | SIZE | *RATE | *SIZ%* | DPT%* | ADJ% | =LND-VALUE |
|---|------------|-------|-------|--------|-------|------|------------|
| 1 | 1H LOT | .60LT | 3000 | | 1.00 | 1.00 | 3000 1800 |

LAND VALUE:

| # | OTHER FEAT | SIZE | BASERATE* | SIZ%* | ADJRATE* | UNITS | *OGR%* | COND%* | OFB-VALU |
|----|-------------|------|-----------|-------|----------|-------|--------|--------|----------|
| 60 | 21CBLDGS-NV | 1* 2 | | | | 2 | 1.00 | .01 | |
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OTHER VALUE:

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - RESIDENTIAL - STD |
|----------|----------|----------|----------|----------|-------------------------------|
| BRICK | VINYL | HEATPUMP | METAL | 1.00STHT | |
| CONIWALL | | | | 'WALL | |
| | | | | 3 BDRM | |

RES - IMP E AYB 1921 EYB 1962

DIMENSIONS: A-DU44DR28DD44DL28 B-MR3DD6DR22DU6DL22 C-MR3ML3MU44MR13DU3DR5DD3DL5

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%* | ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR%-CND%* | FMV |
|---|------------------|-----------|------|----------|--------|---------|------------|-------|-----------|-------|-----|--------|--------------|---------|
| A | 01 SINGLE F | 1232 | 1.00 | 79.84 | .8774 | | 70.051 | 1232 | 1.00 | 86302 | | | | |
| | 0110 HEATPUMP | | | 2.00 | | | 2.000 | 1232 | | 2464 | | | | |
| | 0102 VINYL | | | | | | | 1232 | | | | | | |
| | 1.00 FULL BTH | | | 3000.00 | | | 3000.000 | | | 3000 | | | | |
| B | 81 PORCH | 132 | 1.00 | 31.91 | .6921 | | 22.084 | 132 | 1.00 | 2915 | | | | |
| C | 81 PORCH | 15 | 1.00 | 31.91 | .8101 | | 25.850 | 15 | 1.00 | 387 | | | | |
| | HSF: | | | 1232.00 | | | %COMP: 100 | RPCN: | | 95068 | .76 | 72251 | -.55- | = 32513 |
| | STRUCTURE VALUE: | | | | | | | 58.64 | OGRCN/HSF | | | 26.39 | FMV/HSF | 32513 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|-------|-----------|------|----------|-------|-------------|
| LAND | 1800 | 1800 | 100% | UNK | | 34313 |
| OTHERFEAT | | | % | 06192014 | | |
| STRUCTURE | 32513 | 32513 | 100% | -0014 | | |
| TOTAL | 34313 | 34313 | 100% | 20000 | 0171% | |

APPRaised-VALUE: 34313