

+OWNERSHIP 11152
 BALTAZAR MARIA ELENA
 DAVID GASPERSO
 PO BOX 705
 WARSAW NC 28398
 DEED: 1682 294

2024 1/04/2024
 C/O

PROPERTY DESCRIPTION
 205 E HIGHLAND AVE
 205 E HIGHLAND AV
 205 E HIGHLAND AV

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER
 452506482887
 RECORD NUMBER: 5950
 ROUTE 6050000
 LISTER: LNLGLISH 5012023
 REVIEW:

+-18---+
 : :
 2 2
 4 4
 +--16---+ : :
 1 : E :
 8 1 +---18---+ :
 : 8 :
 +D-----+--43-----+ :
 : : :
 : : 1 :
 2 : 9 :
 7 : : :
 : : :
 : : :
 A +-11---+ :
 8B11---+ :
 +-10++C12++-10+ :
 4 4 :
 +-8---+ :

TOPO STREET UTILITY ZONING .310 ACRES NBHD
 RA6 0204
 NOTES:

| # | LAND CLASS | SIZE | *RATE | *SIZ% | *DPT% | *ADJ% | =LND-VALUE |
|---|------------|--------|-------|-------|-------|-------|------------|
| 1 | 1Q LOT | 1.00LT | 7500 | | 1.00 | 1.00 | 7500 |

LAND VALUE: 7500

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

OTHER VALUE:

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - RESIDENTIAL - STD |
|----------|----------|----------|----------|----------|-------------------------------|
| BRICK | BRICK | CENTHEAT | LAMSHNGL | 1.40STHT | |
| CONIWALL | | | | 'WALL | |
| | | | | 3 BDRM | |

RES - IMP C AYB 1952 EYB 1967
 DIMENSIONS: A-DU27DR43DD19DL11DD8DL10DD3DL12DU3DL10 B-MR32MU1DR11DU7DL11DD7 C-MU1MR32ML20MD4DR8DD4DL8DU4 D-MD3MR12ML12MU30DR16DU18DL16DD18 E-MU27MR23MU10DU24DR18DD24DL18

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT% = | ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR% -CND%= | FMV |
|---|---------------|-----------|------|----------|--------|------------------|----------|-------|-----------|-------------|-----|--------------------|---------------|-------|
| A | 01 SINGLE F | 1109 | 1.40 | 79.84 | .8394 | | 67.017 | 1553 | .95 | 98873 | | | | |
| | 0107 CENTHEAT | | | 1.00 | | | 1.000 | 1109 | | 1109 | | | | |
| | 0103 BRICK | | | 3.00 | | | 3.000 | 1109 | | 3327 | | | | |
| | 2.00 FULL BTH | | | 3000.00 | | | 3000.000 | | | 6000 | | | | |
| | 1.00 FP | | | 3000.00 | | | 3000.000 | | | 3000 | | | | |
| B | 81 PORCH | 77 | 1.00 | 31.91 | .7271 | | 23.201 | 77 | 1.00 | 1786 | | | | |
| C | 83 STOOP | 32 | 1.00 | 14.32 | .7695 | | 11.019 | 32 | 1.00 | 352 | | | | |
| D | 85 PATIO-BR | 288 | 1.00 | 7.50 | 1.0000 | | 7.500 | 288 | 1.00 | 2160 | | | | |
| E | 93 BSMT UNF | 432 | 1.00 | 22.32 | .7485 | | 16.706 | 432 | 1.00 | 7216 | | | | |
| | | | HSF: | 1553.00 | | %COMP: 100 | | | RPCN: | 123823 1.00 | | 123823 - .50- .04= | | 38633 |
| | | | MKT | 65.00 | | STRUCTURE VALUE: | 79.73 | | OGRCN/HSF | 24.87 | | FMV/HSF | | 38633 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|-------|-----------|------|------------|-------|-------------|
| LAND | 7500 | 7500 | 100% | UNK | | 46133 |
| OTHERFEAT | | | % | 03012013 | | |
| STRUCTURE | 38633 | 38633 | 100% | 1682 -0294 | | |
| TOTAL | 46133 | 46133 | 100% | 69000 | 0066% | |

APPRaised-VALUE: 46133