







+OWNERSHIP 1016952 2024 1/04/2024  
 1313 PROPERTY GROUP LLC  
 4212 HOPE VALLEY RD  
 DURHAM NC 27707  
 DEED: 1954 757

PROPERTY DESCRIPTION  
 CARRIAGE HOUSE APTS  
 TOTAL 56 UNITS 2BR/1BATH  
 1307 MORNINGSIDE DR

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO  
 452507582636 4  
 RECORD NUMBER: 6124  
 ROUTE 7050000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

TOPO	STREET	UTILITY	ZONING	3.800 ACRES				NBHD
100YR-FZ			RA6					2009
FLOODWAY			NOTES:					
100YR-FZ								
#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE	
3								
1								
LAND VALUE:							28500	
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU	
		*						
		*						
		*						
		*						
		*						
		*						
OTHER VALUE:								
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - APARTMENTS			
CONCRETE	BRICK	HEATPUMP	COMPSHNG	2.00STHT				
SLAB	BRICK	HEATPUMP		'WALL BDRM				

RES - IMP C AYB 1968 EYB  
 DIMENSIONS: A-DR63DU31DL63DD31 B-MU31MR6DR19DU2DL19DD2

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	12 MULTI-FA	1953	2.00	57.92	1.0000		57.920	3906	.95	214923				
	1210 HEATPUMP			2.00			2.000	1953		3906				
	1203 BRICK			3.00			3.000	1953		5859				
B	12 MULTI-FA	38	1.00	57.92	1.0000		57.920	38	1.00	2200				
	1210 HEATPUMP			2.00			2.000	38		76				
	1203 BRICK			3.00			3.000	38		114				
	HSF:			3944.00			%COMP: 100							
	STRUCTURE VALUE:							57.57		227078	1.00	227078	- .59-1.00=	FMV/HSF
										QGRCN/HSF				

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KINSTON  
COUNTY/CITY OF KINSTON

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452507582636 5  
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4212 HOPE VALLEY RD  
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DEED: 1954 757

1305 MORNINGSIDE DR

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TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
100YR-FZ			RA6	3.800	2009

100YR-FZ  
FLOODWAY  
NOTES:

#	LAND CLASS	SIZE	RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
3							
1							

LAND VALUE: 28500

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - APARTMENTS
CONCRETE	BRICK	HEATPUMP	COMPSHNG	2.00STHT	
SLAB	BRICK	HEATPUMP		'WALL BDRM	

RES - IMP C AYB 1968 EYB  
DIMENSIONS: A-DR63DU31DL63DD31 B-MU31MR6DR19DU2DL19DD2

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=>	ADJRATE*	AREA*	*STY=>	COST	OG%	OG RCN	-DEPR%-CND%=>	FMV
A	12 MULTI-FA	1953	2.00	57.92	1.0000		57.920	3906	.95	214923				
	1210 HEATPUMP			2.00			2.000	1953		3906				
	1203 BRICK			3.00			3.000	1953		5859				
B	12 MULTI-FA	38	1.00	57.92	1.0000		57.920	38	1.00	2200				
	1210 HEATPUMP			2.00			2.000	38		76				
	1203 BRICK			3.00			3.000	38		114				
	HSF:			3944.00	%COMP: 100			RPCN:			227078 1.00	227078 - .59-1.00=>		
	STRUCTURE VALUE:				57.57					QGRCN/HSF		FMV/HSF		



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 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO  
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 LISTER: LNLEGLISH 5012023  
 REVIEW:

4212 HOPE VALLEY RD  
 DURHAM NC 27707  
 DEED: 1954 757

1301 MORNINGSIDE DR

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
100YR-FZ			RA6	3.800	2009
FLOODWAY			NOTES:07 END BLDG / SOUTH		
100YR-FZ					
#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
3					
1					
LAND VALUE:					28500
#	OTHER FEAT	SIZE	BASERATE*SIZ%*	ADJRATE*	UNITS *OGR%-COND%=OFB-VALU
		*			
		*			
		*			
		*			
		*			
		*			

RES - IMP C AYB 1968 EYB  
 DIMENSIONS: A-DR63DU31DL63DD31 B-MU31MR6DR19DU2DL19DD2

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	12 MULTI-FA	1953	2.00	57.92	1.0000		57.920	3906	.95	214923				
	1210 HEATPUMP			2.00			2.000	1953		3906				
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B	12 MULTI-FA	38	1.00	57.92	1.0000		57.920	38	1.00	2200				
	1210 HEATPUMP			2.00			2.000	38		76				
	1203 BRICK			3.00			3.000	38		114				
	HSF:			3944.00			%COMP: 100							
	STRUCTURE VALUE:							57.57		227078	1.00	227078	- .59-1.00=	FMV/HSF
										QGRCN/HSF				

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PROPERTY DESCRIPTION  
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 TOTAL 56 UNITS 2BR/1BATH  
 1303&1/2 MORNINGSIDE DR

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER  
 452507582636  
 RECORD NUMBER: 6124  
 ROUTE 7050000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

CARD NO  
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TOPO	STREET	UTILITY	ZONING	3.800 ACRES	NBHD
100YR-FZ			RA6		2009

FLOODWAY NOTES:  
 100YR-FZ

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
3							
1							
3							
1							

LAND VALUE: 28500

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/PTY	DPRT:DEPR - APARTMENTS
CONCRETE	BRICK	HEATPUMP	COMP SHNG	2.00STHT	
SLAB	BRICK	HEATPUMP		'WALL	
				BDRM	

RES - IMP C AYB 1968 EYB  
 DIMENSIONS: A-DR63DU31DL63DD31 B-MU31MR6DR19DU2DL19DD2

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	QG%	OG RCN	-DEPR%*-CND%=	FMV
A	12 MULTI-FA	1953	2.00	57.92	1.0000		57.920	3906	.95	214923				
	1210 HEATPUMP			2.00			2.000	1953		3906				
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	1210 HEATPUMP			2.00			2.000	38		76				
	1203 BRICK			3.00			3.000	38		114				
			HSF:	3944.00			%COMP: 100					227078	1.00	
							STRUCTURE VALUE:			57.57	QGRCN/HSF			
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 1307&1/2 MORNINGSIDE DR

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MAP NUMBER                  CARD NO  
 452507582636                 10  
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TOPO	STREET	UTILITY	ZONING	3.800 ACRES			NBHD
100YR-FZ			RA6				2009
FLOODWAY			NOTES:				
100YR-FZ							
#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
3							
1							
LAND VALUE:							28500
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
OTHER VALUE:							
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - APARTMENTS		
CONCRETE	BRICK	HEATPUMP	COMP SHNG	2.00STHT			
SLAB	BRICK	HEATPUMP		'WALL			
				BDRM			

RES - IMP                          C                          AYB 1968 EYB  
 DIMENSIONS: A-DR63DU31DL63DD31 B-MU31MR6DR19DU2DL19DD2

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	12 MULTI-FA	1953	2.00	57.92	1.0000		57.920	3906	.95	214923				
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STRUCTURE VALUE:								57.57	QGRCN/HSF	FMV/HSF				

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DEED: 1954 757

1309&1/2 MORNINGSIDE DR

TOPO	STREET	UTILITY	ZONING	3.800 ACRES			NBHD
100YR-FZ			RA6				2009
FLOODWAY			NOTES:				
100YR-FZ							
#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
3							
1							
LAND VALUE:							28500
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
		*					
		*					
		*					
		*					
		*					
		*					

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 DIMENSIONS: A-DR63DU31DL63DD31 B-MU31MR6DR19DU2DL19DD2

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FLOODWAY			NOTES:			
100YR-FZ						
#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE	
3						
1						
3						
1						
LAND VALUE:						28500
#	OTHER FEAT	SIZE	BASERATE*SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
		*				
		*				
		*				
		*				
		*				
		*				
OTHER VALUE:						
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HSF:				3944.00			%COMP: 100	RPCN:		227078	1.00	227078	- .59-1.00=	
STRUCTURE VALUE:								57.57		QGRCN/HSF			FMV/HSF	





