

+OWNERSHIP 1003098  
MOORE ORLANDER

2024 1/04/2024

PROPERTY DESCRIPTION  
302 N ROCHELLE BLVD  
302 N ROCHELLE BL

TAX SUBDIVISIONS  
KINSTON

COUNTY/CITY OF KINSTON

MAP NUMBER  
452516839716  
RECORD NUMBER: 6525  
ROUTE 16163000  
LISTER: LNLGLISH 5012023  
REVIEW:

CARD NO  
1

21641 TRAIL RIDGE DR  
ESCONDIDO CA 92029-4826  
DEED: 1932 462

302 N ROCHELLE BL

+-14--+  
+-14--+  
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2 2  
2 2  
:  
:  
+-----31-----C  
:  
1  
6  
+45  
+  
:  
:  
:  
A  
+-----+44-----+  
B-15---+

TOPO	STREET	UTILITY	ZONING	.180 ACRES	NBHD
			RA6		0213

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	1L LOT	1.00LT	5000	1.00 1.00	5000

LAND VALUE: 5000

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	GAS-PACK	LAMSHNGL	1.00STHT	
CONIWALL				'WALL 3 BDRM	

RES - IMP D AYB 1958 EYB 1952  
DIMENSIONS: A-DU25DR1DU16DR31DD16DR12DD25DL44 B-MR15DD4DR15DU4DL15 C-MR15MR17MU39DU22DR14DD22DL14 D-MU39MR32M

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1596	1.00	79.84	.8394		67.017	1596	1.00	106959				
	0111 GAS-PACK			2.00			2.000	1596		3192				
	0103 BRICK			3.00			3.000	1596		4788				
	1.00 FULL BTH			3000.00			3000.000			3000				
	1.00 FP			3000.00			3000.000			3000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	83 STOOP	60	1.00	14.32	.7695		11.019	60	1.00	661				
C	79 CARPORT-	308	1.00	17.50	1.0000		17.500	308	1.00	5390				
D	78 UTILITYB	98	1.00	28.50	1.0000		28.500	98	1.00	2793				
E	83 STOOP	20	1.00	14.32	1.0000		14.320	20	1.00	286				
				HSF:	1596.00		%COMP: 100	RPCN:		131869	.86	113407	-.65-	= 28578
				MKT	72.00		STRUCTURE VALUE:	71.05	OGRCN/HSF		17.90	FMV/HSF		28578

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	5000	5000	100%	WD		27777LV/AC
OTHERFEAT			%	10122021		
STRUCTURE	28578	28578	100%	1932-462		TV/HSF
TOTAL	33578	33578	100%	47500	0070%	SP/HSF

APPRAISED-VALUE: 33578