

+OWNERSHIP 1018083 2024 1/04/2024
 DUBAILI TALAL MOHAMMED AL

PROPERTY DESCRIPTION
 302 S EAST ST
 L45K/15

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452519511534 1
 RECORD NUMBER: 7132
 ROUTE 19284000
 LISTER: LNLEGLISH 5012023
 REVIEW:

302 SOUTH EAST ST
 KINSTON NC 28501
 DEED: 1968 608

302 S EAST ST

+4+---12--+
 : :
 1 1
 9 9
 : :
 C D :
 +++++-12-+++
 : :
 : :
 : :
 2 2
 8 8
 : :
 : :
 A :
 +-----20-----+
 B 5
 5-----18-----+

| TOPO | STREET | UTILITY | ZONING | ACRES | NBHD |
|------|--------|---------|--------|-------|------|
| | | | RA5 | .080 | 0205 |

NOTES:01 HEAT PUMP FOR 2013

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

| | | | | | |
|---|--------|-------|------|-----------|-----------|
| 1 | 1H LOT | .75LT | 3000 | 1.00 1.00 | 3000 2250 |
|---|--------|-------|------|-----------|-----------|

LAND VALUE: 2250

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

OTHER VALUE:

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - RESIDENTIAL - STD |
|----------|----------|----------|----------|----------|-------------------------------|
| CONC-BLK | VINYL | HEATPUMP | METAL | 2.00STHT | |
| CONIWALL | VINYL | HEATPUMP | | 'WALL | |
| | | | | 3 BDRM | |

RES - IMP D AYB 1901 EYB 1955

DIMENSIONS: A-DU28DR20DD28DL20 B-MR1DD5DR18DU5DL18 C-MR1MR1MU28DU19DR4DD19DL4 D-MU28MR2MR4DU19DR12DD19DL12

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%* | ADJRATE* | AREA* | %STY= | COST | OG% | OG RCN | -DEPR%* | -CND%* | FMV |
|---|---------------|-----------|------|----------|--------|---------|------------------|-------|-------|-------------|-----------|--------|---------|---------|-------|
| A | 01 SINGLE F | 560 | 2.00 | 79.84 | .8654 | | 69.093 | 1120 | .95 | 73514 | | | | | |
| | 0110 HEATPUMP | | | 2.00 | | | 2.000 | 560 | | 1120 | | | | | |
| | 0102 VINYL | | | | | | | 560 | | | | | | | |
| | 1.00 FULL BTH | | | 3000.00 | | | 3000.000 | | | 3000 | | | | | |
| B | 81 PORCH | 90 | 1.00 | 31.91 | .7271 | | 23.201 | 90 | 1.00 | 2088 | | | | | |
| C | 81 PORCH | 76 | 1.00 | 31.91 | .7271 | | 23.201 | 76 | 1.00 | 1763 | | | | | |
| D | 01 SINGLE F | 228 | 1.00 | 79.84 | .8654 | | 69.093 | 228 | 1.00 | 15753 | | | | | |
| | 0110 HEATPUMP | | | 2.00 | | | 2.000 | 228 | | 456 | | | | | |
| | 0102 VINYL | | | | | | | 228 | | | | | | | |
| | | | HSF: | 1348.00 | | | %COMP: 100 | | | RPCN: 97694 | .86 | 84016 | -.62- | = | 26978 |
| | | | MKT | 84.50 | | | STRUCTURE VALUE: | | | 62.32 | OGRCN/HSF | | 20.01 | FMV/HSF | 26978 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|-------|-----------|------|----------|-------|-------------|
| LAND | 2250 | 2250 | 100% | WD | | 28125LV/AC |
| OTHERFEAT | | | % | 09212022 | | |
| STRUCTURE | 26978 | 26978 | 100% | 1968-608 | | TV/HSF |
| TOTAL | 29228 | 29228 | 100% | 32000 | 0091% | SP/HSF |

APPRAISED-VALUE: 29228