

+OWNERSHIP 1003082 2024 1/04/2024  
 HOWARD-KNIGHT HOLDING LLC

PROPERTY DESCRIPTION  
 300 N MITCHELL ST  
 LIVING AREA IN WHSE

TAX SUBDIVISIONS  
 KINSTON  
 CNTY/CTY KINSTON/MUNI SVC

MAP NUMBER 452513234501  
 RECORD NUMBER: 7215  
 ROUTE 13010000  
 LISTER: LNLGLISH 5012023  
 CARD NO 1

120 WEST GORDON ST  
 KINSTON NC 28501  
 DEED: 1809 631

300 MITCHELL ST

F612+---G-48---+  
 E12+ :  
 2 3  
 2 4  
 D :  
 -----60-----+  
 5 2  
 C 5  
 +-----60-----+  
 :  
 : 4  
 : 0  
 6 :  
 6 :  
 : +--18+  
 : 2 2  
 A B 6  
 +----42---6-18+

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			I1		0995

NOTES:01 CONVERT PART OF WHS INTO  
 01 FOR 2014

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%		=LND-VALUE
1	5V FF	80F 205D	120	1.00	1.11	1.00	133	10656
2	5V FF	10F 59D	120	1.00	.62	.50	37	372

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	58CPAVING	1800*	1	1.70		1800	1.00	.01	3030
61	52CFENCE-WD	160*	1	11.09		160	1.00	.01	1757

LAND VALUE: 11028  
 OTHER VALUE: 4787

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - APARTMENTS
CONC-BLK	CONBLOCK	HEATPUMP	TAR&GRAV	1.00STHT	
CONIWALL	CONBLOCK	SPACEHTR		'WALL	
	CONBLOCK	SPACEHTR		BDRM	

COMM - IMP C AYB 1960 EYB 1991

DIMENSIONS: A-DU66DR60DD40DL18DD26DL42 B-MR42DU26DR18DD26DL18 C-MR42ML42MU66DU25DR60DD25DL60 D-MU66MU25DU22DR12DU  
 12DR48DD34DL60 E-MU91MU22DU12DR12DD12DL12 F-MU113MU8DL6DU4DR6DD4 G-MU121MU4MR32DU4DR4DD4DL4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	CND%*	FMV
A	42 SERV GAR	3492	1.00	48.25	.7540	1.04	37.835	3492	1.00	132119					
	4206 SPACEHTR			1.60			1.600	3492		5587					
	4209 CONBLOCK			4.00			4.000	3492		13968					
B	30 OFC-AVG	468	1.00	103.66	.7731	1.09	87.351	468	1.00	40880					
	3006 SPACEHTR			9.19-			9.190-	468		4300-					
	3009 CONBLOCK			4.22-			4.220-	468		1974-					
C	89 LOAD OPN	1500	1.00	10.00	1.0000		10.000	1500	1.00	15000					
D	11 DUPLEX/T	1896	1.00	64.02	.7735		49.519	1896	1.00	93888					
	1110 HEATPUMP			2.00			2.000	1896		3792					
	1109 CONBLOCK			2.00-			2.000-	1896		3792-					
E	81 PORCH	144	1.00	31.91	.6921		22.084	144	1.00	3180					
F	84 WOOD DEC	24	1.00	23.27	.8281		19.269	24	1.00	462					
G	84 WOOD DEC	16	1.00	23.27	.8281		19.269	16	1.00	308					
				HSF:	5856.00	%COMP: 100	RPCN:	299117	1.00	299117	1.00	299117	-.35-	=	194427
STRUCTURE VALUE:										51.07	OGRCN/HSF	33.20	FMV/HSF		194427

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	11028	11028	100%	WD		210242
OTHERFEAT	4787	4787	100%	08162017		
STRUCTURE	194427	194427	100%	1809-631		
TOTAL	210242	210242	100%	158000	0133%	

APPRaised-VALUE: 210242