

+OWNERSHIP 1002885 2024 1/04/2024
 DOUBLE PORTION PROPERTIES LLC

PROPERTY DESCRIPTION
 EDWARDS FUNERAL HOME
 702 N QUEEN ST

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452547353591 1
 RECORD NUMBER: 7266
 ROUTE 47031000
 LISTER: LNLGLISH 5012023
 REVIEW:

702 N QUEEN STREET
 KINSTON NC 28501
 DEED: 1806 97

702 N QUEEN ST

+-30-+
 : 4
 4 417-+12+
 4 : 1 2
 : E F08 4
 +D-30-+9-----+
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 :
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 8 : :
 1 8 :
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 +15BA---44---+C11

TOPO STREET UTILITY ZONING .940 ACRES NBHD
 0331

NOTES:01 RN7267 & RN7272 C/W
 01 THIS RECORD FOR 2009

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	6K FF	210F	197D	400	1.00	1.11	93240

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
2	58CPAVING	*	1.70			24800	1.00		42156
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 42156

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	GAS-PACK	TAR&GRAV	1.00STHT	
SLAB	BRICK	GAS-PACK		12'WALL	
				BDRM	

COMM - IMP C-5 AYB 1958 EYB 1995

DIMENSIONS: A-DR44DU87DL59DD81DR15DD6 B-DU6DL15DD6DR15 C-MR44MU5DR11DU64DL11DD64 D-MU5MR44MD5ML59MU87DR30DU44DL

30DD44 E-MU87ML15MR30DU24DR17DD18DL10DD6DL7 F-MU87MR15MR7DU6DR10DU18DR12DD24DL22

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	64 FUNERAL	5043	1.00	83.45	.8942	1.05	78.351	5043	1.00	395124					
	6411 GAS-PACK			7.85			7.850	5043		39587					
	6403 BRICK			3.00			3.000	5043		15129					
B	81 PORCH	90	1.00	31.91	.7271		23.201	90	1.00	2088					
C	79 CARPORT-	704	1.00	17.50	1.0000		17.500	704	1.00	12320					
D	64 FUNERAL	1320	1.00	83.45	.8942	1.05	78.351	1320	1.00	103423					
	6411 GAS-PACK			7.85			7.850	1320		10362					
	6403 BRICK			3.00			3.000	1320		3960					
E	79 CARPORT-	348	1.00	17.50	1.0000		17.500	348	1.00	6090					
F	78 UTILITYB	348	1.00	28.50	1.0000		28.500	348	1.00	9918					
			HSF:	6363.00			%COMP: 100			RPCN: 598001 .95		568100 - .35-	=		369265
							STRUCTURE VALUE:	89.28		OGRCN/HSF		58.03	FMV/HSF		369265

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	93240	93240	100%	WD		99191LV/AC
OTHERFEAT	42156	42156	100%	06292017		
STRUCTURE	369265	369265	100%	1806- 97		TV/HSF
TOTAL	504661	504661	100%	400000	0126%	SP/HSF

APPRAISED-VALUE: 504661