

+OWNERSHIP 38950
WILLIAMS SAMANTHA D

2024 1/04/2024

PROPERTY DESCRIPTION
806 W HIGHLAND AVE
806 W HIGHLAND AV

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452505087330
RECORD NUMBER: 7268
ROUTE 5093000
LISTER: LNLEGLISH 5012023
CARD NO
1
REVIEW:

806 W HIGHLAND AVE
KINSTON NC 28501
DEED: 1696 768

806 W HIGHLAND AV

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+---13---+
:         : +-----32-----+
1         2 : +-----20-----+
7         0 1 :
:         : 4         4         1
+---10---+ E D :
+-----22-33+-----32-----+
:         : F         :
:         :         :
+-----22-----+
2         2 :
5         9 :
:         :
:         :
+-----22-----CA         +B-8-4
:         :         +-----24-----4         -+-----24-----+
:         :         +---8---+

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TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA6	.430	0230

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	LV LOT	1.20LT	10000	1.00 1.00 10000	12000

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

OTHER VALUE:

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

RES - IMP D AYB 1948 EYB 1977
DIMENSIONS: A-DU29DR32DU12DR20DD16DR4DD25DL24DU4DL8DD4DL24 B-MR24MU4DR8DD6DL8DU6 C-MU4MR24ML24MD1DL22DU25DR
22DD25 D-MU3MU25DU14DR32DD14DL32 E-MU28ML3DU20DL13DD17DR10DD3DR3 F-MU28ML3MR3DD6DL22DU6DR22

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1816	1.00	79.84	.8008		63.935	1816	1.00	116105				
	0110 HEATPUMP			2.00			2.000	1816		3632				
	0102 VINYL							1816						
	2.00 FULL BTH			3000.00			3000.000			6000				
	1.00 FP			3000.00			3000.000			3000				
B	81 PORCH	48	1.00	31.91	.8101		25.850	48	1.00	1240				
C	79 CARPORT-	550	1.00	17.50	1.0000		17.500	550	1.00	9625				
D	01 SINGLE F	448	1.00	79.84	.8008		63.935	448	1.00	28642				
	0110 HEATPUMP			2.00			2.000	448		896				
	0102 VINYL							448						
E	85 PATIO-BR	230	1.00	7.50	1.0000		7.500	230	1.00	1725				
F	77 UTILITY	132	1.00	27.50	1.0000		27.500	132	1.00	3630				
				HSF: 2264.00			%COMP: 100			RPCN: 174495	.86	150065	-.40-	= 76533
				MKT 85.00			STRUCTURE VALUE:	66.28		OGRCN/HSF		33.80	FMV/HSF	76533

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	12000	12000	100%	UNK		88533
OTHERFEAT				08012013		27906LV/AC
STRUCTURE	76533	76533	100%	1696 -0768		TV/HSF
TOTAL	88533	88533	100%	89500	0098%	SP/HSF

APPRaised-VALUE: 88533