

+OWNERSHIP 1016449
CURTIS ROBERT C JR

2024 1/04/2024

PROPERTY DESCRIPTION
400 ABBOTT ST LT 2
PORTION OF CRD2/WHSE IS
LOCATED IN THE 100YR/FZ

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
451511659190
RECORD NUMBER: 7379
ROUTE 11003000
LISTER: LNLGLISH 5012023
CARD NO
1

400 ABBOTT ST
KINSTON NC 28504
DEED: 1953 793

400 ABBOTT ST

+-----24D0-----+
:
3
7
+191
+--33-+
:
3 3
7 7
A B
+--33-C-----140-----0-----+
1-----140-----+

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
100YR-FZ			I1	.850	2009

NOTES:01 44/100ACS & 21504SF/WHSE
01 TO RN38578 FOR 2012

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	13MBS-PAVED	.85AC	20000	1.13	1.00	.90	20340

LAND VALUE: 17289

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
BRICK	GALV-TIN	FWA/CAC	METAL	1.00STHT	
PIERS	GALV-TIN	FWA/CAC		12'WALL	
	GALV-TIN	FWA/CAC		BDRM	

IND - IMP D AYB 1951 EYB

DIMENSIONS: A-DU37DR33DD37DL33 B-MR33DU37DL33DU11DL19DU37DR240DD85DL188 C-MR33DD10DR140DU10DL140 D-MR33MU37ML33MU

11ML19MU37MR129DU6DR10DD6DL10

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	31 OFC LCST	1221	1.00	64.71	.7364	1.00	47.652	1221	1.00	58183					
	3112 FWA/CAC			3.15			3.150	1221		3846					
	3116 GALV-TIN							1221							
B	47 WAREHOUS	18267	1.00	28.42	.9480	.96	25.864	18267	1.00	472457					
	4712 FWA/CAC			7.79			7.790	18267		142299					
	4716 GALV-TIN			4.00			4.000	18267		73068					
C	47 WAREHOUS	1400	1.00	28.42	.9480	.96	25.864	1400	1.00	36209					
	4712 FWA/CAC			7.79			7.790	1400		10906					
	4716 GALV-TIN			4.00			4.000	1400		5600					
D	89 LOAD OPN	60	1.00	10.00	1.0000		10.000	60	1.00	600					
			HSF:	20888.00			%COMP: 100			645833	.86	555416	-.66-	.70=	56653
							STRUCTURE VALUE:	26.59		OGRCN/HSF		2.71	FMV/HSF		56653

+OWNERSHIP 1016449
CURTIS ROBERT C JR

2024 1/04/2024

PROPERTY DESCRIPTION
400 ABBOTT ST LT 2
PORTION OF CRD2/WHSE IS
LOCATED IN THE 100YR/FZ

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
451511659190
RECORD NUMBER: 7379
ROUTE 11003000
LISTER: LNLEGLISH 5012023
REVIEW:

CARD NO
2

400 ABBOTT ST
KINSTON NC 28504
DEED: 1953 793

400 ABBOTT ST

+-----240-----+
:
:
6
4
:
:
+A-----+240-----+C1
B14+

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
100YR-FZ			I1	.850	2009

NOTES:

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

LAND VALUE: 17289

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - INDUSTRIAL/WHS
BRICK	GALV-TIN	NONE	METAL	1.00STHT	
PIERS				12'WALL	
				BDRM	

IND - IMP E AYB 1951 EYB
DIMENSIONS: A-DR240DU64DL240DD64 B-MR113DD6DR14DU6DL14 C-MR113MR127DR12DU12DL12DD12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	47 WAREHOUS	15360	1.00	28.42	.9729	.96	26.543	15360	1.00	407700				
	4701 NONE							15360						
	4716 GALV-TIN			4.00-			4.000-	15360		61440-				
B	89 LOAD OPN	84	1.00	10.00	1.0000		10.000	84	1.00	840				
C	89 LOAD OPN	144	1.00	10.00	1.0000		10.000	144	1.00	1440				
			HSF:	15360.00			%COMP: 100			348540	.76	264890	-.71-.70=	23046
							STRUCTURE VALUE:			17.24	QGRCN/HSF	1.50	FMV/HSF	23046

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	17289	17289	100%	WD		96988
OTHERFEAT			%	04262022		
STRUCTURE	79699	79699	100%	1953-793		
TOTAL	96988	96988	100%		0000%	

APPRaised-VALUE: 96988