

+OWNERSHIP 1018400 2024 1/04/2024
SOUTHSIDE PROPERTIES LLC

PROPERTY DESCRIPTION
303 303 1/2 W WASHINGTON
303 W WASHINGTON AV

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER 452509253084
RECORD NUMBER: 7557
ROUTE 9014000
LISTER: LNHCOOKE 4242023
CARD NO 1
REVIEW:

2972 SARGETT BROWN RD
DEEP RUN NC 28525
DEED: 1981 828

303 W WASHINGTON AV

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+-----34-----+
:                   :
:                   :
:                   :
:                   :
:                   :
:                   :
5                     5
4                     4
:                   :
44+                  +44
4D:                  :C4
:                   :
:                   :
A
+-----34-----+
B                   :
8                     8
+---14---+

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TOPO	STREET	UTILITY	ZONING	.180 ACRES	NBHD
					0318

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	LN LOT	1.00LT	6000	1.00 1.00	6000

LAND VALUE: 6000

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - APARTMENTS
BRICK	BRICK	CENTHEAT	COMP SHNG	1.00STHT	
CONIWALL				'WALL BDRM	

RES - IMP C AYB 1959 EYB 1946
DIMENSIONS: A-DU54DR34DD54DL34 B-MR10DD8DR14DU8DL14 C-MR10MR24MU13DR4DU4DL4DD4 D-MU13MR34MD13ML34MU13DL4DU4D
R4DD4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	11 DUPLEX/T	1836	1.00	64.02	.8421		53.911	1836	1.00	98980					
	1107 CENTHEAT			1.00			1.000	1836		1836					
	1103 BRICK			3.00			3.000	1836		5508					
B	81 PORCH	112	1.00	31.91	.6921		22.084	112	1.00	2473					
C	83 STOOP	16	1.00	14.32	1.0000		14.320	16	1.00	229					
D	83 STOOP	16	1.00	14.32	1.0000		14.320	16	1.00	229					
			HSF:	1836.00		%COMP: 100			RPCN:	109255 1.00		109255 - .70-	=	24582	
			MKT	75.00		STRUCTURE VALUE:		59.50	OGRCN/HSF			13.38	FMV/HSF		24582

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	6000	6000	100%	WD		33333LV/AC
OTHERFEAT				02172023		
STRUCTURE	24582	24582	100%	1981-828		TV/HSF
TOTAL	30582	30582	100%	150000	0020%	SP/HSF

APPRAISED-VALUE: 30582