

+OWNERSHIP 1012217
SIMPKINS BRADLEY J

2024 1/04/2024

PROPERTY DESCRIPTION
1313 HOWARD ST
1313 HOWARD ST

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452506380257
RECORD NUMBER: 7728
ROUTE 6297000
LISTER: LNLEGLISH 5012023
CARD NO
1

1313 HOWARD ST
KINSTON NC 28501
DEED: 1895 503

1313 HOWARD ST

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+--11--+
1      +---13---+
1      7      7
C      D      :
+2--9--+-+---13---+
+--10--+
:
:
:
2      2
4      5
:
:
:
A      :
+---32+-----+
B      4
8      +-6-+
:      4
+---13---+
  
```

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA6	.170	0232

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1R LOT	.90LT	8000		1.00	1.00	7200

LAND VALUE:

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	21CBLDGS-NV	1*				1	1.00	.01	

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	FWA/CAC	COMPSHNG	1.60STHT	
CONIWALL	VINYL	FWA/CAC		'WALL	
				3 BDRM	

RES - IMP C AYB 1940 EYB 1967

DIMENSIONS: A-DU24DR10DU2DR9DD1DR13DD25DL32 B-DD8DR13DU4DR6DU4DL19 C-MR9MU26DU11DR11DD5DL1DD6DL10 D-MU26MR9

MR10MD1DU7DR13DD7DL13

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	799	1.60	79.84	.8595		68.622	1278	.95	83312					
	0112 FWA/CAC			2.00			2.000	799		1598					
	0102 VINYL							799							
	1.00 FULL BTH			3000.00			3000.000			3000					
	1.00 HALF BTH			1800.00			1800.000			1800					
B	81 PORCH	128	1.00	31.91	.6921		22.084	128	1.00	2826					
C	83 STOOP	115	1.00	14.32	.6875		9.845	115	1.00	1132					
D	01 SINGLE F	91	1.00	79.84	.8595		68.622	91	1.00	6244					
	0112 FWA/CAC			2.00			2.000	91		182					
	0102 VINYL							91							
				HSF: 1369.00			%COMP: 100	RPCN: 100094		1.00		100094		.50-	= 35032
				MKT 70.00			STRUCTURE VALUE:	73.11		OGRCN/HSF		25.58		FMV/HSF	35032

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	7200	7200	100%	UNK		42352LV/AC
OTHERFEAT			%	10072020		
STRUCTURE	35032	35032	100%	1895-503		TV/HSF
TOTAL	42232	42232	100%	27500	0153%	SP/HSF

APPRAISED-VALUE: 42232