

+OWNERSHIP 30067 2024 5/01/2024  
 PERSON JIMMY NED SHIVAR

PROPERTY DESCRIPTION  
 1210 ANNE DR  
 CONCESSION 4000

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER 451620910356  
 CARD NO 1  
 RECORD NUMBER: 7821  
 ROUTE 20139000  
 LISTER: LNHCOOKE 4242024  
 REVIEW:

1210 ANNE DR  
 KINSTON NC 28501  
 DEED: 1740 263

1210 ANNE DR

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+---21-----+-----23-----+
+--13--+      :      1
6      F      1      2
+4+    6-8--+21-----6      +---15-----+
: 7      E D6-+ :      4
: +--9--+    5--+61--+      +---13--+
:      :      :      :
3      1      :      :
0      1      :      :
:      +---11--+      :      3
:      :      1      :      3
:      :      2      :
:      C      A      :
+---13--+    +---15--5
                +5B-----25-----3
                        -+-----21-----+
  
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TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA8	.390	0285

NOTES:01 QUALITY UPDATES TO  
 01 ALL INTERIOR

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	2S LOT	1.00LT	30000	1.00 1.00	30000

LAND VALUE: 30000

#	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	BRICK	GAS-PACK	LAMSHNGL	1.00STHT	
CONIWALL	BRICK	GAS-PACK		'WALL 3 BDRM	

RES - IMP C AYB 1956 EYB 1990  
 DIMENSIONS: A-DU12DL11DU11DL9DU7DL4DU6DR13DD6DR8DD5DR13DU16DR23DD12DR15DD4DR13DD33DL21DU3DL25DU5DL15 B-MR15DD  
 5DL5DU5DR5 C-MR15ML26DU23DL9DU7DL4DD30DR13 D-ML11MU30MR8MD5MR3DU1DR6DD1DL6 E-MU25ML3DU5DR13DD5  
 DL4DU1DL6DD1DL3 F-MU25ML3MU5ML8DU1DR21DD1DL21

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	2570	1.00	79.84	.7882		62.929	2570	1.00	161727					
	0111 GAS-PACK			2.00			2.000	2570		5140					
	0103 BRICK			3.00			3.000	2570		7710					
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 FP			3000.00			3000.000			3000					
B	81 PORCH	25	1.00	31.91	.8101		25.850	25	1.00	646					
C	76 GAR FINB	327	1.00	33.17	.8459		28.058	327	1.00	9174					
D	01 SINGLE F	6	1.00	79.84	.7882		62.929	6	1.00	377					
	0111 GAS-PACK			2.00			2.000	6		12					
	0103 BRICK			3.00			3.000	6		18					
E	81 PORCH	59	1.00	31.91	.8101		25.850	59	1.00	1525					
F	84 WOOD DEC	231	1.00	23.27	.4950		11.518	231	1.00	2660					
		HSF:		2576.00			%COMP: 100	RPCN:		197989	1.00	197989	-.27-	=	122852
		MKT		85.00			STRUCTURE VALUE:			76.85	OGRCN/HSF	47.69	FMV/HSF		122852

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	30000	30000	100%	WD		152852
OTHERFEAT			%	04152024		
STRUCTURE	122852	122852	100%	2017-649		
TOTAL	152852	152852	100%	224000	0068%	

76923LV/AC  
 TV/HSF  
 SP/HSF  
 APPRAISED-VALUE: 152852