

+OWNERSHIP 14340  
CITY OF KINSTON

2024 1/04/2024

PROPERTY DESCRIPTION  
800 MANNING ST  
REAR OF PLANT 100YR/FZ  
EXEMPT PARCEL

TAX SUBDIVISIONS  
KINSTON  
COUNTY/CITY OF KINSTON

MAP NUMBER  
452513047216  
RECORD NUMBER: 7858  
ROUTE 13107000  
LISTER: LNLHOLLO 10162023  
CARD NO  
1

207 E KING STREET  
KINSTON NC 28501  
DEED: 1786 00

800 MANNING ST

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+-6-+
6 6 +-----26-----+
+--+C14+--1
:
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:
+-7-+
1 :
0 3
: B 4
+-7--3
:
:
:
+A-----+40-----+
D :
6 6
+-8--+
  
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TOPO	STREET	UTILITY	ZONING	11.690	ACRES	NBHD
FLOODZNE			I1			0995

NOTES:01 NATIONAL SPINING.  
01 EXEMPT PARCEL

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	9M LAND	11.69AC	10000	1.00	1.00	.75	7500 87675

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
4	58 PAVING	*	1.70			1	8000
5	50 CL-FENCE	*	10.12			1	5000

LAND VALUE:								87675
OTHER VALUE:								13000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	FWA/CAC	COMP SHNG	1.00STHT	
CONIWALL				14'WALL	
				BDRM	

GOVERNMENT D+5 AYB 1920 EYB 1922  
DIMENSIONS: A-DR40DU34DL26DD1DL14DD33 B-MU12DU10DL7DD10DR7 C-MU12MU21MR4DR6DU6DL6DD6 D-MU33MR4ML4MD33MR16DD6DR  
8DU6DL8

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	30 OFC-AVG	1346	1.00	103.66	.9459	1.05	102.953	1346	1.00	138574				
	3012 FWA/CAC							1346						
	3003 BRICK							1346						
B	81 PORCH	70	1.00	31.91	.7271		23.201	70	1.00	1624				
C	81 PORCH	36	1.00	31.91	.8101		25.850	36	1.00	930				
D	81 PORCH	48	1.00	31.91	.8101		25.850	48	1.00	1240				
				HSF:	1346.00	%COMP: 100		RPCN:		142368	.90	128558	-.95-	= 6428
STRUCTURE VALUE:								95.51	OGRCN/HSF	4.77	FMV/HSF		6428	

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 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER 452513047216  
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 ROUTE 13107000  
 LISTER: LNLHOLLO 10162023  
 REVIEW:

TOTAL 147300SF

TOPO	STREET	UTILITY	ZONING	11.690 ACRES	NBHD
FLOODZNE			I1		0995

NOTES: 02 MAIN MANUFACTURING PLANT  
 02 CONSTRUCTED FROM 1907 TO

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
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LAND VALUE: 87675

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
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OTHER VALUE: 13000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - INDUSTRIAL/WHS
CONCRETE	BRICK	NONE	METAL	1.00STHT 15'WALL BDRM	

GOVERNMENT DIMENSIONS: D+5 AYB 1907 EYB 1920

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	54 INDUSTRI	147300	1.00	36.22	.8651	1.04	32.586	147300	1.00	4799917					
	5401 NONE							147300							
	5403 BRICK							147300							
			HSF:	147300.00			%COMP: 100			RPCN: 4799917 .90		4334325 - .96-	=	173373	
							STRUCTURE VALUE:			29.42 QGRCN/HSF		1.17 FMV/HSF		173373	

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207 E KING STREET  
KINSTON NC 28501

DEED: 1786 00

TOTAL 147300SF

+-----86-----+  
6 6  
2 2  
B :  
+-----86-----+  
:  
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:  
:  
1 1  
7 7  
2 2  
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:  
:  
A :  
+-----86-----+

TOPO	STREET	UTILITY	ZONING	11.690	ACRES	NBHD
FLOODZNE			I1			0995

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
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LAND VALUE: 87675

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

OTHER VALUE: 13000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - INDUSTRIAL/WHS
CONCRETE	METALPRE	SPACEHTR	METAL	1.00STHT	
CONIWALL	METALPRE	SPACEHTR		24'WALL	
				BDRM	

GOVERNMENT C AYB 1993 EYB 1993  
DIMENSIONS: A-DU172DR86DD172DL86 B-MU172DU62DR86DD62DL86

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	98 SPINKLER	14792	1.00	4.00	.6572	1.00	2.628	14792	1.00	38873				
A	47 WAREHOUS	14792	1.00	28.42	.9496	1.23	33.194	14792	1.00	491005				
	4706 SPACEHTR			1.60			1.600	14792		23667				
	4717 METALPRE							14792						
B	98 SPINKLER	5332	1.00	4.00	.7455	1.00	2.982	5332	1.00	15900				
B	47 WAREHOUS	5332	1.00	28.42	.9496	1.23	33.194	5332	1.00	176990				
	4706 SPACEHTR			1.60			1.600	5332		8531				
	4717 METALPRE							5332						
			HSF:	20124.00			%COMP: 100			754966	1.00	754966	- .49-	= 385033
							STRUCTURE VALUE:			37.51	QGRCN/HSF		19.13	FMV/HSF 385033

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	87675	87675	100%	UNK		7500LV/AC
OTHERFEAT	13000	13000	100%	07282005		
STRUCTURE	564834	564834	100%	1439 -0328		TV/HSF
TOTAL	665509	665509	100%		0000%	SP/HSF

APPRAISED-VALUE: 665509