

+OWNERSHIP 12749
BROOKS SHANNON NICOLE

2024 3/18/2024

PROPERTY DESCRIPTION
417/419 S QUEEN ST
VACANT BLDG 5/09

TAX SUBDIVISIONS
KINSTON

MAP NUMBER
452579304948
RECORD NUMBER: 7944
ROUTE 79034000
LISTER: LNHCOOKE
REVIEW:

CARD NO
1

3603 CHPPENDALE TRL
GREENSBORO NC 27406
DEED: 1739 270

417/419 S QUEEN ST

CNTY/CTY KINSTON/MUNI SVC

3112024

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+----17----+
+-----40-----+
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+-----40-----+
  
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TOPO	STREET	UTILITY	ZONING	.040 ACRES	NBHD
					0331

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ*	=LND-VALUE
1	5T FF	40F	46D	100	1.00	.62 1.00	62 2480

LAND VALUE: 2480

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - APARTMENTS
CONCRETE	CONBLOCK	SPACEHTR	METAL	1.00STHT	
SLAB	CONCBLCK	SPACEHTR		10'WALL	
				BDRM	

COMM - IMP C AYB 1953 EYB
DIMENSIONS: A-DR40DU39DL40DD39 B-MU39MR11DU4DR17DD4DL17 C-MU39MR11MR40DD39DR40DU39DL40

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	23 RETAIL S	1560	1.00	78.50	.8171	.96	61.576	1560	1.00	96058				
	2306 SPACEHTR			4.75-			4.750-	1560		7410-				
	2309 CONCBLOCK							1560						
B	78 UTILITYB	68	1.00	28.50	1.0000		28.500	68	1.00	1938				
C	11 DUPLEX/T	1560	1.00	64.02	.7735		49.519	1560	1.00	77249				
	1106 SPACEHTR							1560						
	1109 CONBLOCK			2.00-			2.000-	1560		3120-				
			HSF:	3120.00			%COMP: 100							
							STRUCTURE VALUE:			52.79				
										164715	1.00	164715	-.66- .85=	8401
													2.69	FMV/HSF 8401

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	2480	2480	100%	UNK		62000LV/AC
OTHERFEAT			%	02022015		
STRUCTURE	8401	8401	100%	1739 -0270		TV/HSF
TOTAL	10881	10881	100%	9500	0114%	SP/HSF

APPRAISED-VALUE: 10881