

+OWNERSHIP 12832
 BROWN EVROY
 140 CINDER CROSS WAY
 GARNER NC 27529-7361
 DEED: 1754 852

2024 1/04/2024

PROPERTY DESCRIPTION
 107 E SOUTH ST
 107 E SOUTH ST
 107 E SOUTH ST

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER
 452579306880
 RECORD NUMBER: 7949
 ROUTE 79010000
 LISTER: LNLEGLISH 5012023
 REVIEW:

+---14---+
 C 8
 +---+24-----+
 :
 1 :
 2 :
 +2 2 :
 : 6 :
 : :
 : :
 3 +-8-+
 2 :
 : 1 :
 : 8 :
 A :
 +---18---+
 B :
 7 7 :
 +---16-----+

TOPO STREET UTILITY ZONING .080 ACRES NBHD
 0331

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	5J FF	30F	80D	50	1.00	.72 1.00	36 1080

LAND VALUE: 1080

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
CONC-BLK	ASBESTOS	SPACEHTR	METAL	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP E AYB 1940 EYB 1942
 DIMENSIONS: A-DU32DR2DU12DR24DD26DL8DD18DL18 B-MR1DD7DR16DU7DL16 C-MR1MR9MU44DU8DR14DD8DL14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	976	1.00	79.84	.9125		72.854	976	1.00	71105				
	0106 SPACEHTR							976						
	0115 ASBESTOS			1.00-			1.000-	976		976-				
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	112	1.00	31.91	.6921		22.084	112	1.00	2473				
C	82 PORCH-EN	112	1.00	66.03	.5837		38.541	112	1.00	4316				
	HSF:			976.00			%COMP: 100	RPCN:		79918 .76		60737 - .75-	=	15185
	STRUCTURE VALUE:							62.23	OGRCN/HSF			15.55	FMV/HSF	15185

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	1080	1080	100%			13500LV/AC
OTHERFEAT				00000000		
STRUCTURE	15185	15185	100%	-		TV/HSF
TOTAL	16265	16265	100%		0000%	SP/HSF

APPRAISED-VALUE: 16265