

+OWNERSHIP 1020794  
GANT DEMETRIO A

2024 1/04/2024

PROPERTY DESCRIPTION  
318 E PEYTON AVE  
318 E PEYTON AV

TAX SUBDIVISIONS  
KINSTON  
COUNTY/CITY OF KINSTON

MAP NUMBER  
452515540532  
RECORD NUMBER: 8040  
ROUTE 15010000  
LISTER: LNHCOOKE 12182023  
REVIEW:

2514 LANGSHIRE CT. NW  
CONCORD NC 28027  
DEED: 2006 875

318 E PEYTON AV

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+-7--+
+-----35-----+
:         1
:         1
:         :
:         :
:         +2
:         :
:         3
:         7
:         :
:         :
:         2+
:         :
:         1
:         2
A         :
+-----35-----+
B         :
8         8
+-----35-----+
  
```

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			I 1	.210	0205

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	1H LOT	1.50LT	3000		1.00	1.00	4500

LAND VALUE: 4500

#	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	HEATPUMP	COMP SHNG	1.25STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP E AYB 1935 EYB 1937  
DIMENSIONS: A-DU37DR35DD11DR2DD14DL2DD12DL35 B-DD8DR35DU8DL35 C-MR9MU37DU4DR7DD4DL7

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	1323	1.25	79.84	.8306		66.315	1654	.95	104200				
	0110 HEATPUMP			2.00			2.000	1323		2646				
	0103 BRICK			3.00			3.000	1323		3969				
	2.00 FULL BTH			3000.00			3000.000			6000				
B	81 PORCH	280	1.00	31.91	.6650		21.220	280	1.00	5941				
C	83 STOOP	28	1.00	14.32	.7695		11.019	28	1.00	308				
			HSF:	1654.00			%COMP: 100	RPCN:		123064	.76	93528	-.80-	= 15806
			MKT	84.50			STRUCTURE VALUE:	56.54	OGRCN/HSF			9.55	FMV/HSF	15806

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	4500	4500	100%	WD		20306
OTHERFEAT			%	11212023		20306
STRUCTURE	15806	15806	100%	2006-875		20306
TOTAL	20306	20306	100%	65000	0031%	20306

APPRaised-VALUE: 20306