

+OWNERSHIP 1008740 2024 1/04/2024
 KINSTON ART & CUL DISTRICT LLC
 PO BOX 200
 KINSTON NC 28502
 DEED: 1961 309

PROPERTY DESCRIPTION
 511 MANNING ST
 511 MANNING ST

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452513142591 1
 RECORD NUMBER: 8628
 ROUTE 13123000
 LISTER: LNLEGLISH 5012023
 REVIEW:

+++16---+
 8--20---1 :
 C 4 :
 +++-22----+ :
 : 8 :
 2 : :
 0 : :
 + : :
 : +2 :
 1 1 :
 6 5 :
 +10+ : :
 : 2+ :
 : 1 :
 2 A 7 :
 6 +B--22---4 :
 : +--16---+ :
 : 0 :
 +-----32-----+ :

TOPO STREET UTILITY ZONING .230 ACRES NBHD
 0322

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1H LOT	1.05LT	3000		1.00	1.00	3000

LAND VALUE: 3150

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	27CSTGBLD	1*	10.00			1	1.00	.01	500

OTHER VALUE: 500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	WOOD	HEATPUMP	METAL	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP D AYB 1916 EYB 1942
 DIMENSIONS: A-DU16DL2DU16DR2DU20DR22DU14DR16DD38DR2DD15DL2DD17DL16DU4DL22 B-DR22DD10DL32DU26DR10DD16 C-MR2MU
 52DU8DR20DD8DL20

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	2326	1.00	79.84	.7987		63.768	2326	1.00	148324					
	0110 HEATPUMP			2.00			2.000	2326		4652					
	0101 WOOD							2326							
	1.00 FULL BTH			3000.00			3000.000			3000					
B	81 PORCH	480	1.00	31.91	.6640		21.188	480	1.00	10170					
C	81 PORCH	160	1.00	31.91	.6921		22.084	160	1.00	3533					
	HSF:			2326.00			%COMP: 100			169679	.86	145923	-.75-	=	36481
	STRUCTURE VALUE:							62.73		OGRCN/HSF		15.68	FMV/HSF		36481

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	3150	3150	100%			40131
OTHERFEAT	500	500	100%	00000000		13695LV/AC
STRUCTURE	36481	36481	100%	-		TV/HSF
TOTAL	40131	40131	100%		0000%	SP/HSF

APPRAISED-VALUE: 40131