

+OWNERSHIP 1008649 2024 1/04/2024
FOUR SEASONS PROPERTIES LLC

PROPERTY DESCRIPTION
619 TERMINAL ST
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TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER 451512768108
RECORD NUMBER: 8785
ROUTE 12195000
LISTER: LNLEGLISH 5012023
CARD NO 1
REVIEW:

2910 ALTON PHILLIPS RD
KINSTON NC 28504

DEED: 1889 751
+---12---+
:
1 1
2 2
:
+C-----+-----36-----+
:
:
:
:
:
2
:
5
:
:
:
A
+--8--+ +--+12--+
4 B 4
+-----13-----4-5+

619 TERMINAL ST
TOPO STREET UTILITY ZONING .180 ACRES NBHD
RA5 0303
NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1R LOT	1.00LT	8000	1.00	1.00	8000	8000

LAND VALUE: 8000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	21CBLDGS-NV	1*	1			1	1.00	.01	

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	SPACEHTR	LAMSHNGL	1.00STHT	
CONIWALL				'WALL 2 BDRM	

RES - IMP D AYB 1941 EYB 1967
DIMENSIONS: A-DU25DR36DD10DL3DD15DL12DD4DL13DU4DL8 B-MR8MD4MR13DU4DR5DD4DL5 C-MD4MR21ML13MU4ML8MU25DR12DU12DL12DD12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	907	1.00	79.84	.9217		73.588	907	1.00	66744					
	0106 SPACEHTR							907							
	0102 VINYL							907							
	1.00 FULL BTH			3000.00			3000.000			3000					
B	81 PORCH	20	1.00	31.91	.8101		25.850	20	1.00	517					
C	84 WOOD DEC	144	1.00	23.27	.5479		12.749	144	1.00	1835					
			HSF:	907.00			%COMP: 100			72096	.86	62002	-.50-	=	17050
			MKT	55.00			STRUCTURE VALUE:			68.35	OGRCN/HSF	18.79	FMV/HSF		17050

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8000	8000	100%	WD		44444LV/AC
OTHERFEAT				08062020		
STRUCTURE	17050	17050	100%	1889-751		TV/HSF
TOTAL	25050	25050	100%	24000	0104%	SP/HSF

APPRaised-VALUE: 25050