

+OWNERSHIP 1010136 2024 1/04/2024
SIMMONS LEANDER DONNELL

PROPERTY DESCRIPTION
609 N INDEPENDENCE ST
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TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
452548455190 1
RECORD NUMBER: 8889
ROUTE 48003000
LISTER: LNLEGLISH 5012023
REVIEW:

1304 BRENTWOOD DR
KINSTON NC 28501
DEED: 1869 876

609 N INDEPENDENCE ST

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+---12---+---18---+
 6         C         6
+3+       6-----21-----+
:
:
:
:
:
:
+2         +2
:
:
1         1
6         6
A
+-----+-----40-----+
      B         :
      6         6
+-----+-----16-----+
  
```

TOPO	STREET	UTILITY	ZONING	.130 ACRES	NBHD
					0205

NOTES:

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

LAND VALUE: 3000

#	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	WOOD	SPACEHTR	METAL	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP E AYB 1901 EYB 1922

DIMENSIONS: A-DU16DR2DU22DR3DU6DR12DD6DR21DD22DR2DD16DL40 B-MR12DD6DR16DU6DL16 C-MR12MR5MU44DD6DR18DU6DL18

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	1504	1.00	79.84	.8444		67.416	1504	1.00	101393				
	0106 SPACEHTR							1504						
	0101 WOOD							1504						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	96	1.00	31.91	.7271		23.201	96	1.00	2227				
C	81 PORCH	108	1.00	31.91	.7271		23.201	108	1.00	2505				
	HSF:			1504.00			%COMP: 100	RPCN:		109125	.76	82935	-.95-	= 3504
	MKT			84.50			STRUCTURE VALUE:	55.14		OGRCN/HSF		2.32	FMV/HSF	3504

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	3000	3000	100%	UNK		23076LV/AC
OTHERFEAT			%	11072019		
STRUCTURE	3504	3504	100%	1869-876		TV/HSF
TOTAL	6504	6504	100%	3500	0185%	SP/HSF

APPRAISED-VALUE: 6504