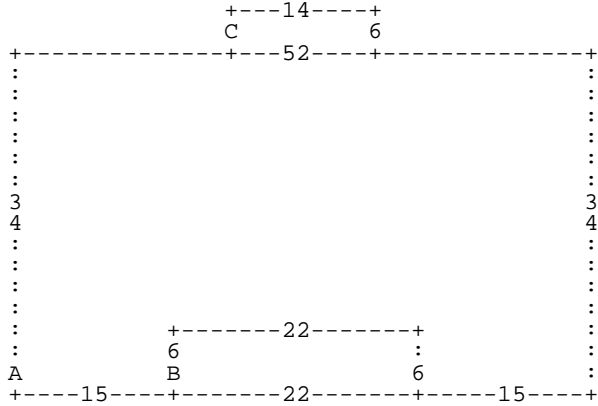


+OWNERSHIP 1019254 2024 1/04/2024
 PRIDGEN INVESTMENTS LLC
 229 AMY OVERLOOK
 ATLANTA GA 30349
 DEED: 1987 427

PROPERTY DESCRIPTION
 1010/1012 W LENOIR AV
 TWO 2BR/1BATH UNITS
 1010/1012 W LENOIR AV

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER 451512953619
 RECORD NUMBER: 8945
 ROUTE 12063000
 LISTER: LNBIRASW 5052023
 REVIEW:



TOPO	STREET	UTILITY	ZONING	.260 ACRES	NBHD
			RO		0303

NOTES:

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

LAND VALUE:

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%	-COND%=	OFB-VALU
60	01CDETGAR-F	1*	1	19.11		1	1.00	.01	500

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - APARTMENTS
BRICK	WOOD	GAS-PACK	LAMSHNGL	1.00STHT	
CONIWALL				'WALL BDRM	

RES - IMP C AYB 1951 EYB 1982
 DIMENSIONS: A-DU34DR52DD34DL15DU6DL22DD6DL15 B-MR15DU6DR22DD6DL22 C-MR15MR4MU34DU6DR14DD6DL14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	11 DUPLEX/T	1636	1.00	64.02	.8618		55.172	1636	1.00	90261				
	1111 GAS-PACK			2.00			2.000	1636		3272				
	1101 WOOD							1636						
B	81 PORCH	132	1.00	31.91	.6921		22.084	132	1.00	2915				
C	82 PORCH-EN	84	1.00	66.03	.5837		38.541	84	1.00	3237				
		HSF:		1636.00	%COMP: 100		RPCN:		99685	1.00	99685	.50-	.05=	26043
		MKT		55.00	STRUCTURE VALUE:		60.93		OGRCN/HSF	15.91	FMV/HSF	26043		

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8000	8000	100%	WD		30769LV/AC
OTHERFEAT	500	500	100%	09102021		
STRUCTURE	26043	26043	100%	1928-714		TV/HSF
TOTAL	34543	34543	100%	220	5701%	SP/HSF

APPRAISED-VALUE: 34543