

+OWNERSHIP 1007389 2024 1/04/2024
 OLD CROWE PROPERTIES LLC

PROPERTY DESCRIPTION
 1606 CHARLOTTE AVE
 1606 CHARLOTTE AV

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452619508606 1
 RECORD NUMBER: 9239
 ROUTE 19119000
 LISTER: LNLEGLISH 5012023
 REVIEW:

P O BOX 5622
 KINSTON NC 28503
 DEED: 1841 358

1606 CHARLOTTE AV

```

+-----27-----+-----10---+
:                   C          5
:                   5--10---+
:                   :
:                   :
:                   :
3                   :
0                   :
:                   :
:                   :
:                   +---8---+
:                   :
:                   8
A                   :
+-----+-----29-----+
      B           :
      8           8
      :           :
      +---8---+
  
```

| TOPO | STREET | UTILITY | ZONING | ACRES | NBHD |
|------|--------|---------|--------|-------|------|
| | | | RA5 | .200 | 0203 |

| # | LAND CLASS | SIZE | *RATE | *SIZ% | *DPT% | *ADJ% | =LND-VALUE |
|---|------------|--------|-------|-------|-------|-------|------------|
| 1 | 1J LOT | 1.00LT | 4000 | | 1.00 | 1.00 | 4000 |

| # | OTHER FEAT | SIZE | BASERATE* | SIZ% | ADJRATE* | UNITS | *OGR% | -COND% | =OFB-VALU |
|----|-------------|------|-----------|------|----------|-------|-------|--------|-----------|
| 60 | 01CDETGAR-F | 1* | 19.11 | 1 | | 1 | 1.00 | .01 | 1000 |

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - RESIDENTIAL - STD |
|----------|----------|----------|----------|----------|-------------------------------|
| CONC-BLK | ASBESTOS | FWA/CAC | COMPSHNG | 1.00STHT | |
| CONIWALL | | | | 3 BDRM | |

RES - IMP D AYB 1952 EYB 1942
 DIMENSIONS: A-DU30DR27DD5DR10DD17DL8DD8DL29 B-MR10DD8DR8DU8DL8 C-MR10MR17MU30DD5DR10DU5DL10

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT% | = ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR%-CND%= | FMV |
|---|---------------|-----------|------|----------|--------|--------|------------------|-------|-------|-------|-----------|--------|--------------|--------|
| A | 01 SINGLE F | 996 | 1.00 | 79.84 | .9125 | | 72.854 | 996 | 1.00 | 72562 | | | | |
| | 0112 FWA/CAC | | | 2.00 | | | 2.000 | 996 | | 1992 | | | | |
| | 0115 ASBESTOS | | | 1.00- | | | 1.000- | 996 | | 996- | | | | |
| | 1.00 FULL BTH | | | 3000.00 | | | 3000.000 | | | 3000 | | | | |
| | 1.00 FP | | | 3000.00 | | | 3000.000 | | | 3000 | | | | |
| B | 81 PORCH | 64 | 1.00 | 31.91 | .7271 | | 23.201 | 64 | 1.00 | 1484 | | | | |
| C | 81 PORCH | 50 | 1.00 | 31.91 | .8101 | | 25.850 | 50 | 1.00 | 1292 | | | | |
| | | | HSF: | 996.00 | | | %COMP: 100 | | | 82334 | .86 | 70807 | -.75- | = 9736 |
| | | | MKT | 55.00 | | | STRUCTURE VALUE: | | | 71.09 | OGRCN/HSF | 9.77 | FMV/HSF | 9736 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|-------|-----------|------|----------|-------|-------------|
| LAND | 4000 | 4000 | 100% | WD | | 20000LV/AC |
| OTHERFEAT | 1000 | 1000 | 100% | 10162018 | | |
| STRUCTURE | 9736 | 9736 | 100% | 1841-358 | | TV/HSF |
| TOTAL | 14736 | 14736 | 100% | 510000 | 0002% | SP/HSF |

APPRAISED-VALUE: 14736