

+OWNERSHIP 1015437 2024 4/22/2024
MOLINA ALDER

PROPERTY DESCRIPTION
607 W WASHINGTON AV

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER 452509150331
CARD NO 1
RECORD NUMBER: 9248
ROUTE 9099000
LISTER: LNBIRASW 11212023
REVIEW:

805 PIKEVILLE PRINCETON RD NW
PIKEVILLE NC 27863
DEED: 1943 286

607 W WASHINGTON AV

+---20---+
1 1
9 9
+1G-12++
2 1
H 2
+----31----+
8 :
+B12+ 1
: 8 6
: +---19---+
3 :
6 2
: 8
:
A :
----26---+
+---22---F

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
				.170	0318

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	LN LOT	1.00LT	6000		1.00	1.00	6000

LAND VALUE: 6000

#	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	VINYL	RADIANT	LAMSHNGL	2.00STHT	
CONIWALL	VINYL	RADIANT		'WALL	
				3 BDRM	

RES - IMP D AYB 1921 EYB 1980

DIMENSIONS: A-DU36DR12DD8DR14DD28DL26 B-MU36DR12DD8DR19DU16DL31DD8 F-MU56MR31MD28ML5MD28ML2DD8DL22DU8DR22 G-

MU44MR19MU12DR16DU19DL20DD19DR4 H-MU44MR19DU12DR12DD12DL12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	824	2.00	79.84	.8112		64.766	1648	.95	101396				
	0103 RADIANT							824						
	0102 VINYL							824						
	2.00 FULL BTH			3000.00			3000.000			6000				
B	01 SINGLE F	400	1.00	79.84	.8112		64.766	400	1.00	25906				
	0103 RADIANT							400						
	0102 VINYL							400						
F	81 PORCH	176	1.00	31.91	.6658		21.245	176	1.00	3739				
G	75 GAR FINF	380		29.97	.8181		24.518	380		9316				
H	81 PORCH	144		31.91	.6921		22.084	144		3180				
			HSF:	2048.00			%COMP: 100			RPCN: 149537	.86	128601	-.37-	= 60764
			MKT	75.00			STRUCTURE VALUE:			62.79	OGRCN/HSF	29.66	FMV/HSF	60764

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	6000	6000	100%	WD		66764
OTHERFEAT			%	01182022		35294LV/AC
STRUCTURE	60764	62983	96%	1943-286		TV/HSF
TOTAL	66764	68983	96%	20000	0333%	SP/HSF

APPRAISED-VALUE: 66764