

+OWNERSHIP 1008636
MCCOLLUM ALEXINE

2024 1/04/2024

PROPERTY DESCRIPTION
305 FRANCES PL
305 FRANCES PL

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452506486292
RECORD NUMBER: 9764
ROUTE 6070000
LISTER: LNLEGLISH 5012023
REVIEW:

PO BOX 393
LAGRANGE NC 28551
DEED: 1854 158

305 FRANCES PL

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+-----52-----+
:
+---12---+
:
:
:
1 1
4 4
:
:
+---12--C+
:
:
A +---6-2
+-----23-----B -+-----23-----+
7 7
+-6--+
  
```

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA6	.380	0204

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	1Q LOT	1.10LT	7500		1.00	1.00	8250

LAND VALUE: 8250

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
2	78CMETALCAR	*	5.00			1	1.00	.01	1000
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 1000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	CENTHEAT	METAL	1.00STHT	
CONIWALL		CENTHEAT		'WALL	
				3 BDRM	

RES - IMP C AYB 1955 EYB 1967
DIMENSIONS: A-DU32DR52DD32DL23DU2DL6DD2DL23 B-MR23MU2DD7DR6DU7DL6 C-MU2MR23ML23MU9DL12DU14DR12DD14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1652	1.00	79.84	.8199		65.460	1652	1.00	108139				
	0107 CENTHEAT			1.00			1.000	1652		1652				
	0103 BRICK			3.00			3.000	1652		4956				
	1.00 FULL BTH			3000.00			3000.000			3000				
	1.00 FP			3000.00			3000.000			3000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	83 STOOP	42	1.00	14.32	.7695		11.019	42	1.00	462				
C	05 SOLARIUM	168	1.00	64.13	.5442		34.899	168	1.00	5863				
	0507 CENTHEAT			1.00			1.000	168		168				
			HSF:	1820.00			%COMP: 100		RPCN:	129040	1.00	129040	-.50-.04=	40261
			MKT	65.00			STRUCTURE VALUE:	70.90	QGRCN/HSF			22.12	FMV/HSF	40261

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8250	8250	100%	SW		49511
OTHERFEAT	1000	1000	100%	04172019		
STRUCTURE	40261	40261	100%	1854-138 00		
TOTAL	49511	49511	100%	35000	0141%	

APPRaised-VALUE: 49511