

+OWNERSHIP 1018425 2024 3/11/2024
 ROYAL FALCON REALTY LLC
 301 S MCDOWELL ST STE 125-1459
 CHARLOTTE NC 28204
 DEED: 1975 256

PROPERTY DESCRIPTION
 1801 CHARLOTTE AVE
 R400PM/09
 1801 CHARLOTTE AV

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER 452619518260
 RECORD NUMBER: 9774
 ROUTE 19234000
 LISTER: LNHCOOKE 3052024
 REVIEW:

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 3 3
 8 8
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 : :
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 A :
 +-----28-----+
 B :
 7 7
 +-----28-----+

TOPO	STREET	UTILITY	ZONING	.140 ACRES		NBHD	
			RA5			0203	
NOTES:							
#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%*	=LND-VALUE
1	1J LOT	1.00LT	4000		1.00	1.00	4000
LAND VALUE:							4000
#	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	SPACEHTR	COMP SHNG	1.00STHT		
CONIWALL				'WALL		
				3 BDRM		

RES - IMP D AYB 1929 EYB 1947
 DIMENSIONS: A-DU38DR28DD38DL28 B-DD7DR28DU7DL28 C-MU38MR15DU4DR4DD4DL4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1064	1.00	79.84	.8979		71.688	1064	1.00	76276				
	0106 SPACEHTR							1064						
	0102 VINYL							1064						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	196	1.00	31.91	.6658		21.245	196	1.00	4164				
C	83 STOOP	16	1.00	14.32	1.0000		14.320	16	1.00	229				
			HSF:	1064.00			%COMP: 100			83669	.86	71955	-.70-	= 11872
			MKT	55.00			STRUCTURE VALUE:			67.62	OGRCN/HSF	11.15	FMV/HSF	11872

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	4000	4000	100%	UNK		28571LV/AC
OTHERFEAT			%	02282024		
STRUCTURE	11872	11872	100%	2014-176		TV/HSF
TOTAL	15872	15872	100%	33000	0048%	SP/HSF
APPRaised-VALUE:						15872