

+OWNERSHIP 1009696  
 ROYALTY BUILDERS LLC  
 ROXANNA WILSON  
 228 JAMISON DR  
 RALEIGH NC 27610  
 DEED: 1863 35

2024 1/04/2024  
 C/O

PROPERTY DESCRIPTION  
 309 CLAY ST  
 309 CLAY ST  
 309 CLAY ST

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER  
 452516830822  
 RECORD NUMBER: 9840  
 ROUTE 16397000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

+-----20-----+  
 : 1  
 : 4  
 2 :  
 0 +3+  
 : 6  
 + +6-+  
 : :  
 : :  
 3 6  
 0 :  
 : :  
 : :  
 : +---14-++  
 A 4 :  
 +++-16--+ 1  
 B 0  
 6-----26-----+

TOPO	STREET	UTILITY	ZONING				.110 ACRES	NBHD
			RA5	NOTES:				0205
#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE	
1	1H LOT	1.00LT	3000		1.00	1.00	3000	
LAND VALUE:							3000	
#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU	
		*						
		*						
		*						
		*						
		*						
		*						

OTHER VALUE:						
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD	
CONC-BLK	VINYL	SPACEHTR	METAL	1.00STHT		
CONIWALL				'WALL		
				3 BDRM		

RES - IMP E AYB 1901 EYB 1932  
 DIMENSIONS: A-DU30DR1DU20DR20DD14DR3DD6DR6DD26DL14DD4DL16 B-MR2DD6DR26DU10DL12DD4DL14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1262	1.00	79.84	.8714		69.572	1262	1.00	87799				
	0106 SPACEHTR							1262						
	0102 VINYL							1262						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	204	1.00	31.91	.6658		21.245	204	1.00	4333				
			HSF:	1262.00			%COMP: 100			RPCN:	95132	.76	72300 - .85- =	9164
			MKT	84.50			STRUCTURE VALUE:			57.29	QGRCN/HSF		7.26 FMV/HSF	9164

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	3000	3000	100%	WD		12164
OTHERFEAT			%	08072019		27272LV/AC
STRUCTURE	9164	9164	100%	1863- 35		TV/HSF
TOTAL	12164	12164	100%	3000	0405%	SP/HSF
APPRaised-VALUE:						12164