

+OWNERSHIP 1002141  
MCCULLERS THELMA

2024 1/04/2024

PROPERTY DESCRIPTION  
517 LINDEN AVE  
517 LINDEN AV

TAX SUBDIVISIONS  
KINSTON  
COUNTY/CITY OF KINSTON

MAP NUMBER  
452614438539  
RECORD NUMBER: 9852  
ROUTE 14025000  
LISTER: LNLEGLISH 5012023  
REVIEW:

517 LINDEN AVE  
KINSTON NC 28501  
DEED: 1796 702

517 LINDEN AV

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+-----25-----+7-+
:                   :
:                   :
:                   1   1
:                   2   6
:                   4   :
:                   :
:                   +-7C+
:                   D
++-----39-----+
:                   :
:                   :
:                   :
:                   :
:                   2   :
:                   7   3
:                   :
:                   :
:                   :
:                   :
+A--16---+
B         4
4---16---+-----23-----+

```

TOPO	STREET	UTILITY	ZONING	.210 ACRES	NBHD
			RA6		0202

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	1L LOT	1.00LT	5000	1.00 1.00	5000

LAND VALUE: 5000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
60	21CBLDGS-NV	1*	1			1	1.00 .01

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	WOOD	GAS-PACK	COMP SHNG	1.00STHT	
CONIWALL				'WALL	
				2 BDRM	

RES - IMP D+5 AYB 1956 EYB 1977  
DIMENSIONS: A-DR16DD4DR23DU31DL39DD27 B-DD4DR16DU4DL16 C-MU27MR34MU8DL7DU16DR7DD16 D-MU35MR34DD8DL32DU24DR25

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1145	1.00	79.84	.8906		71.105	1145	1.00	81415				
	0111 GAS-PACK			2.00			2.000	1145		2290				
	0101 WOOD							1145						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	64	1.00	31.91	.7271		23.201	64	1.00	1484				
C	78 UTILITYB	112	1.00	28.50	1.0000		28.500	112	1.00	3192				
D	79 CARPORT-	656	1.00	17.50	1.0000		17.500	656	1.00	11480				
	HSF:			1145.00			%COMP: 100			RPCN: 102861	.90	92883	- .40-	= 34831
	MKT			62.50			STRUCTURE VALUE:	81.12		OGRCN/HSF		30.42	FMV/HSF	34831

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	5000	5000	100%	WD		39831
OTHERFEAT			%	03032017		
STRUCTURE	34831	34831	100%	1796-702		
TOTAL	39831	39831	100%	39000	0102%	

APPRaised-VALUE: 39831