

+OWNERSHIP 1014192
PEEBLES KEVIN DEON

2024 1/04/2024

PROPERTY DESCRIPTION
516 KNOBB ST
516 KNOBB ST

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452519508869
RECORD NUMBER: 9948
ROUTE 19275000
LISTER: LNLEGLISH 5012023
REVIEW:

1725 RIVERKNOLL DR
RALEIGH NC 27610
DEED: 1929 554

516 KNOBB ST

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+-----32-----+
:
:
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1
8
:
:
:
+1
:
:
:
1
6
:
:
A
+-----28-----+
B
6
+-----24-----+
  
```

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
100YR-FZ			RA5	.180	0205

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	1H LOT	1.25LT	3000		1.00	.90	3375

LAND VALUE: 3375

#	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	WOOD	SPACEHTR	METAL	1.25STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP E AYB 1901 EYB 1922
DIMENSIONS: A-DU16DR1DU18DR32DD18DL5DD16DL28 B-MR3DD6DR24DU6DL24

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1024	1.25	79.84	.8714		69.572	1280	.95	84599				
	0106 SPACEHTR							1024						
	0101 WOOD							1024						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	144	1.00	31.91	.6921		22.084	144	1.00	3180				
			HSF:	1280.00			%COMP: 100			90779	.76	68992	-.95-	= 2915
			MKT	84.50			STRUCTURE VALUE:			53.90	QGRCN/HSF		2.27	FMV/HSF 2915

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	3375	3375	100%	WD		18750LV/AC
OTHERFEAT			%	09212021		
STRUCTURE	2915	2915	100%	1929-554		TV/HSF
TOTAL	6290	6290	100%	7000	0089%	SP/HSF

APPRAISED-VALUE: 6290