

+OWNERSHIP 1020508 2024 1/04/2024
 PEREZ SARA NOHEMY VAIL

PROPERTY DESCRIPTION
 1416 POLLOCK ST
 1416 POLLOCK ST

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452505185728 1
 RECORD NUMBER: 10446
 ROUTE 5360000
 LISTER: LNHCOOKE 11292023
 REVIEW:

3916 FERRELL RD
 KINSTON NC 28501
 DEED: 2005 24

1416 POLLOCK ST

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+-----19-----+
:                   9
:                   :
:                   +-----17-----+
:                   :
:                   :
:                   :
3                    :
7                    :
:                   +--8--+
:                   :
:                   :
:                   1     1
:                   5     5
:                   B     :
A                    :
+-----+-----+-----+-----+-----+
+-----+-----+-----+-----+-----+
4         C
+-----+-----+-----+-----+
  
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TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA6	.290	0225

NOTES:01 GAS PACK & VINYL SIDING
 01 FOR 1997

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	1V LOT	1.05LT	10000		1.00	1.00	10500

LAND VALUE: 10500

#	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	GAS-PACK	LAMSHNGL	1.00STHT	
CONIWALL	VINYL	GAS-PACK		'WALL	
				3 BDRM	

RES - IMP D AYB 1950 EYB 1977
 DIMENSIONS: A-DU37DR19DD9DR17DD28DL36 B-MR36DU15DR8DD15DL8 C-MR36ML16DD4DL6DU4DR6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	1179	1.00	79.84	.8714		69.572	1179	1.00	82025				
	0111 GAS-PACK			2.00			2.000	1179		2358				
	0102 VINYL							1179						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	01 SINGLE F	120	1.00	79.84	.8714		69.572	120	1.00	8348				
	0111 GAS-PACK			2.00			2.000	120		240				
	0102 VINYL							120						
C	81 PORCH	24	1.00	31.91	.8101		25.850	24	1.00	620				
	HSF:			1299.00			%COMP: 100			96591	.86	83068	-.40-	33642
	MKT			67.50			STRUCTURE VALUE:			63.94	OGRCN/HSF	25.89	FMV/HSF	33642

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	10500	10500	100%	WD		44142
OTHERFEAT			%	11302020		36206LV/AC
STRUCTURE	33642	33642	100%	1900-561		TV/HSF
TOTAL	44142	44142	100%	42000	0105%	SP/HSF
APPRaised-VALUE:						44142