

+OWNERSHIP 1010917 2024 1/04/2024
 KOONCE CORRIE
 DAVIS LARRY D
 904 ROUNTREE AVE
 KINSTON NC 28501
 DEED: 1875 640

PROPERTY DESCRIPTION
 904 ROUNTREE ST
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TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452505074569 1
 RECORD NUMBER: 11518
 ROUTE 5005000
 LISTER: LNLEGLISH 5012023
 REVIEW:

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+---26---+
:
2 2
4 4
: E +-----31-----+
+---2+8---+ 2 :
: : 0 :
: : 3 :
3 0 +F-15---16-+
0 : 1 G 1
: : 3 1 3
+-12D+-16---+ 3-16---+
: 1 :
1 4 : 2
4 : : 5
+-12B: :
: :
A C52 +---16-+
+---21---25+52
  
```

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD		
			RA8	.590	0233		
NOTES:01 ROOM OVER GARAGE NOT INCL 01 IN GLA PER ACCESS							
#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE		
1	2I LOT	1.00LT	20000	1.00 1.00	20000		
LAND VALUE: 20000							
#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
60	33CBONUS-RM	1* 1				1	1.00 .01 5000
OTHER VALUE: 5000							
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD		
BRICK	BRICK	HEATPUMP	COMP SHNG	2.00STHT			
CONIWALL	BRICK	HEATPUMP		'WALL			
	BRICK	HEATPUMP		4 BDRM			

RES - IMP C AYB 1951 EYB 1967
 DIMENSIONS: A-DU27DR16DU13DR15DD13DR16DD25DL16DD2DL5DU2DL5DD2DL21 B-MU13DL12DU14DR12DD14 C-MU13MD13MR21DU2DR
 5DD2DL5 D-MR21ML21MU27DL8DU30DR8DD30 E-MU27MU30MR4DU24DL26DD24DR26 F-MU57MR4ML4MD30MR16MU13DR31D
 U20DL31DD20 G-MU40MR16MR15DD13DR16DU13DL16

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1422	2.00	79.84	.7567		60.414	2844	.95	163225				
	0110 HEATPUMP			2.00			2.000	1422		2844				
	0103 BRICK			3.00			3.000	1422		4266				
	4.00 FULL BTH			3000.00			3000.000			12000				
	2.00 FP			3000.00			3000.000			6000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	01 SINGLE F	168	1.75	79.84	.7567		60.414	294	.95	16873				
	0110 HEATPUMP			2.00			2.000	168		336				
	0103 BRICK			3.00			3.000	168		504				
C	83 STOOP	10	1.00	14.32	1.0000		14.320	10	1.00	143				
D	81 PORCH	240	1.00	31.91	.6654		21.232	240	1.00	5095				
E	75 GAR FINF	624	1.00	29.97	.7190		21.548	624	1.00	13445				
F	83 STOOP	620	1.00	14.32	.6230		8.921	620	1.00	5531				
G	01 SINGLE F	208	1.00	79.84	.7567		60.414	208	1.00	12566				
	0110 HEATPUMP			2.00			2.000	208		416				
	0103 BRICK			3.00			3.000	208		624				

HSF: 3346.00 %COMP: 100 RPCN: 245668 1.00 245668 - .50- = 104408
 MKT 85.00 STRUCTURE VALUE: 73.42 OGRCN/HSF 31.20 FMV/HSF 104408

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	20000	20000	100%	SW		33898LV/AC
OTHERFEAT	5000	5000	100%	01292020		
STRUCTURE	104408	104408	100%	1875-640		TV/HSF
TOTAL	129408	129408	100%	77000	0168%	SP/HSF

APPRAISED-VALUE: 129408