

+OWNERSHIP 14571  
 COGDELL ROSA M &  
 WILLIAMS CASSANDRA  
 616 FITZGERALD DR  
 KINSTON NC 28501  
 DEED: 1744 311

2024 1/04/2024

PROPERTY DESCRIPTION  
 616 FITZGERALD DRIVE  
 616 FITZGERALD DR

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER  
 453509058493  
 RECORD NUMBER: 11580  
 ROUTE 9067000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

CARD NO  
 1

616 FITZGERALD DR

+-----53-----+-----4+  
 : 7 :  
 : : 7  
 : : :  
 : +---8---+B-+ :  
 : : :  
 2 : :  
 5 : : 1  
 : : : 8  
 : : : 8  
 : : :  
 : : :  
 A : : :  
 : : :  
 +-----45-----+-----12-----+  
 D :  
 5 : 5  
 +-----15-----+

TOPO STREET UTILITY ZONING .280 ACRES NBHD  
 RA8 0217  
 NOTES:

| # | LAND CLASS | SIZE   | * RATE | *SIZ%* | DPT%* | ADJ% | =LND-VALUE |
|---|------------|--------|--------|--------|-------|------|------------|
| 1 | LV LOT     | 1.00LT | 10000  |        | 1.00  | 1.00 | 10000      |

LAND VALUE: 10000

| # | 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    | BRICK    | FWA/CAC  | COMPSHNG | 1.00STHT |                               |
| CONIWALL |          |          |          | 'WALL    |                               |
|          |          |          |          | 3 BDRM   |                               |

RES - IMP D AYB 1972 EYB 1977  
 DIMENSIONS: A-DU25DR53DD7DL8DD18DL45 B-MR53MU18DR4DU7DL4DD7 C-MU18MR53ML8MD18DU18DR12DD18DL12 D-MR45ML19DD5D  
 R15DU5DL15

| # | STRUCTURE     | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%*          | ADJRATE* | AREA* | %STY= | COST      | OG% | OG RCN | -DEPR%* | -CND%* | FMV   |
|---|---------------|-----------|------|----------|--------|------------------|----------|-------|-------|-----------|-----|--------|---------|--------|-------|
| A | 01 SINGLE F   | 1181      | 1.00 | 79.84    | .8834  |                  | 70.530   | 1181  | 1.00  | 83295     |     |        |         |        |       |
|   | 0112 FWA/CAC  |           |      | 2.00     |        |                  | 2.000    | 1181  |       | 2362      |     |        |         |        |       |
|   | 0103 BRICK    |           |      | 3.00     |        |                  | 3.000    | 1181  |       | 3543      |     |        |         |        |       |
|   | 1.00 FULL BTH |           |      | 3000.00  |        |                  | 3000.000 |       |       | 3000      |     |        |         |        |       |
|   | 1.00 HALF BTH |           |      | 1800.00  |        |                  | 1800.000 |       |       | 1800      |     |        |         |        |       |
| B | 78 UTILITYB   | 28        | 1.00 | 28.50    | 1.0000 |                  | 28.500   | 28    | 1.00  | 798       |     |        |         |        |       |
| C | 79 CARPORT-   | 216       | 1.00 | 17.50    | 1.0000 |                  | 17.500   | 216   | 1.00  | 3780      |     |        |         |        |       |
| D | 81 PORCH      | 75        | 1.00 | 31.91    | .7271  |                  | 23.201   | 75    | 1.00  | 1740      |     |        |         |        |       |
|   |               |           | HSF: | 1181.00  |        | %COMP: 100       |          | RPCN: |       | 100318    | .86 | 86273  | - .40-  | =      | 36234 |
|   |               |           | MKT  | 70.00    |        | STRUCTURE VALUE: |          | 73.05 |       | OGRCN/HSF |     | 30.68  | FMV/HSF |        | 36234 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE       | S-N%  | TOTAL VALUE            |
|-----------|-------|-----------|------|------------|-------|------------------------|
| LAND      | 10000 | 10000     | 100% | UNK        |       | 46234                  |
| OTHERFEAT |       |           |      | 04212015   |       | 35714LV/AC             |
| STRUCTURE | 36234 | 36234     | 100% | 1744 -0311 |       | TV/HSF                 |
| TOTAL     | 46234 | 46234     | 100% | 46000      | 0100% | SP/HSF                 |
|           |       |           |      |            |       | APPRaised-VALUE: 46234 |