

+OWNERSHIP 39547
4GG LLC

2024 1/04/2024

PROPERTY DESCRIPTION
800 PARROTT AVE
800 PARROTT AV

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452617006760
RECORD NUMBER: 12417
ROUTE 17224000
LISTER: LNLEGLISH 5012023
CARD NO
1

1201 COLLEGE ST
KINSTON NC 28501
DEED: 1654 578

800 PARROTT AV

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+----16----+---12---+
8          D          8
+-----32C-----+
:
:
8          :
+--12---+      :
:           :
:           :
+--10---+      :
:           :
1          1    :
2          1    :
:           :
+--10---+-----26---+-----+
:           :           :
:           :           :
1          1    :
2          2    :
:           :           :
:           :           :
:           :           :
:           :           :
+--7B+-----18-----+

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TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA6	.260	0225

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

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

FOUNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	HEATPUMP	COMPSHNG	1.00STHT 'WALL 4 BDRM	

RES - IMP D AYB 1953 EYB 1977
DIMENSIONS: A-DU12DL26DU1DL10DU12DR10DU8DR12DU8DR32DD41DL18 B-DL7DU12DR7DD12 C-MR2MU41DR12DU8DL12DD8 D-MU41M
R2DU8DL16DD8DR16

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%	-CND%=-	FMV
A	01 SINGLE F	1516	1.00	79.84	.8444		67.416	1516	1.00	102202					
	0110 HEATPUMP			2.00			2.000	1516		3032					
	0103 BRICK			3.00			3.000	1516		4548					
	1.00 FULL BTH			3000.00			3000.000			3000					
	1.00 FP			3000.00			3000.000			3000					
B	81 PORCH	84	1.00	31.91	.7271		23.201	84	1.00	1948					
C	82 PORCH-EN	96	1.00	66.03	.5837		38.541	96	1.00	3699					
D	84 WOOD DEC	128	1.00	23.27	.5479		12.749	128	1.00	1631					
				HSF:	1516.00	%COMP: 100	RPCN:	123060	.86	105831	- .40-	=	42861		
				MKT	67.50	STRUCTURE VALUE:	69.80	OGRCN/HSF	28.27	FMV/HSF					42861

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	10000	10000	100%	UNK		38461LV/AC
OTHERFEAT				03232012		
STRUCTURE	42861	42861	100%	1654 -0578		TV/HSF
TOTAL	52861	52861	100%	39500	0133%	SP/HSF

APPRAISED-VALUE: 52861