OWNERSHIP 1004686 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
SUMZ PROPERTIES LLC	507 LARKSPUR RD 4E SEC 1	KINSTON	452614428813	1
	507 LARKSPUR RD		RECORD NUMBER: 12519	
414 N QUEEN STREET		COUNTY/CITY OF KINSTON	ROUTE 14004000	
KINSTON NC 28501			LISTER: LNLENGLISH 5012023	
DEED: 1921 739	507 LARKSPUR RD		REVIEW:	

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+-----------------38-----------------+
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:                                    :
2                                    2
7                                    7-4-+
:                                    :   :
:                                    :   5
:                                    +C4-+
:                                    :
:                                    :
:                                    :
A                                    :
+21          +B---+------24----------+
  +-----12----1    3
             +--5--+
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TOPO	STREET	UTILITY	ZONING	.210 ACRES	NBHD
			RA6		0202

NOTES:01 GAS FURNACE, CENTRAL AIR,
01 VINYL SIDING FOR 1998

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%		=LND-VALUE
1	1L LOT	1.00LT	5000		1.00	1.00	5000	5000

LAND VALUE: 5000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
60	20CSTRGSHLT	1* 1	12.50			1	1.00	.01	500

OTHER VALUE: 500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK CONIWALL	VINYL	FWA/CAC	COMPSHNG	1.00STHT 'WALL 2 BDRM	

RES - IMP D AYB 1953 EYB 1957

DIMENSIONS: A-DU27DR38DD27DL24DD1DL12DU1DL2 B-MR2MD1MR12MU1DR4DD3DL5DU2DR1DU1 C-MR14MR24MU9DR4DU5DL4DD5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1038	1.00	79.84	.9052		72.271	1038	1.00	75017				
	0112 FWA/CAC			2.00			2.000	1038		2076				
	0102 VINYL							1038						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	83 STOOP	14	1.00	14.32	1.0000		14.320	14	1.00	200				
C	81 PORCH	20	1.00	31.91	.8101		25.850	20	1.00	517				

HSF: 1038.00 %COMP: 100 RPCN: 80810 .86 69496 - .60- = 17374

MKT 62.50 STRUCTURE VALUE: 66.95 QGRCN/HSF 16.73 FMV/HSF 17374

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE 22874
LAND	5000	5000	100%			23809LV/AC
OTHERFEAT	500	500	100%	00000000		
STRUCTURE	17374	17374	100%	-		TV/HSF
TOTAL	22874	22874	100%		0000%	SP/HSF

APPRAISED-VALUE: 22874