

+OWNERSHIP 1004686
SUMZ PROPERTIES LLC

2024 1/04/2024

PROPERTY DESCRIPTION
608 LARKSPUR RD LT 23 F
608 LARKSPUR RD

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452615545060
RECORD NUMBER: 12522
ROUTE 15284000
LISTER: LNLEGLISH 5012023
CARD NO
1
REVIEW:

414 N QUEEN STREET
KINSTON NC 28501
DEED: 1921 739

608 LARKSPUR RD

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7
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A
+-----16-----+ +-----18-----+
 3 B 3
+-43-4-+
  
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TOPO	STREET	UTILITY	ZONING	.330 ACRES	NBHD
			RA6		0202

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

LAND VALUE: 5000

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

OTHER VALUE: 500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	CENTHEAT	COMP SHNG	1.00STHT	
CONIWALL				3 BDRM	

RES - IMP D AYB 1953 EYB 1957
DIMENSIONS: A-DU27DR38DD27DL18DD3DL4DU3DL16 B-MR16MD3MR4DU3DR4DD3DL4 C-MD3MR20MU4MR18MU27ML3DU5DL4DD5DR4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	CND%*	FMV
A	01 SINGLE F	1038	1.00	79.84	.9052		72.271	1038	1.00	75017					
	0107 CENTHEAT			1.00			1.000	1038		1038					
	0102 VINYL							1038							
	1.00 FULL BTH			3000.00			3000.000			3000					
B	81 PORCH	12	1.00	31.91	.8101		25.850	12	1.00	310					
C	81 PORCH	20	1.00	31.91	.8101		25.850	20	1.00	517					
			HSF:	1038.00			%COMP: 100		RPCN:	79882	.86	68698	-.60-	=	17175
			MKT	62.50			STRUCTURE VALUE:			66.18	OGRCN/HSF	16.54	FMV/HSF		17175

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	5000	5000	100%			15151LV/AC
OTHERFEAT	500	500	100%	00000000		
STRUCTURE	17175	17175	100%	-		TV/HSF
TOTAL	22675	22675	100%		0000%	SP/HSF
						APPRAISED-VALUE: 22675