

+OWNERSHIP 1015863  
MEYER CRYSTAL  
729 OLIVE ST  
YUBA CITY CA 95991  
DEED: 1950 494

2024 1/04/2024

PROPERTY DESCRIPTION  
702 EDWARDS AVE  
702 EDWARDS AV  
702 EDWARDS AV

TAX SUBDIVISIONS  
KINSTON  
COUNTY/CITY OF KINSTON

MAP NUMBER  
452505174903  
RECORD NUMBER: 12577  
ROUTE 5071000  
LISTER: LNLEGLISH 5012023  
REVIEW:

CARD NO  
1

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+-----15-----+D-7-+
1      :      :
0      :      :
:      C      :
+-----35-----+ +E---14---+
:      :      :      3      :
+---10---+      :      :      0      :
:      :      :      :      :      2      :
:      1      :      :      :      :      0      :
1      4      :      3      :      :      :
4      :      :      0      :      :      :
:      :      :      :      :      :
+---10-B+      +---7-+---14---+
:      :      :
A      :      :
+-----+35-----+
4      F
+---6-4

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TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA8	.350	0230

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	LV LOT	1.05LT	10000		1.00	1.00	10500

#	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	WOOD	FWA/CAC	COMP SHNG	1.75STHT	
CONIWALL	WOOD	FWA/CAC		'WALL	
				3 BDRM	

RES - IMP D AYB 1942 EYB 1977  
DIMENSIONS: A-DU30DR35DD30DL35 B-MU10DL10DU14DR10DD14 C-MU10MU20MR35DU10DL15DD10DR15 D-MU30MR35MU10DR7DD30DL7  
DU30 E-MU40MR35MR7MD10DR14DD20DL14DU20 F-MU30MR42MD20ML7MD10ML14DD4DL6DU4DR6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%	-CND%=-	FMV
A	01 SINGLE F	1050	1.75	79.84	.8134		64.941	1838	.95	113391					
	0112 FWA/CAC			2.00			2.000	1050		2100					
	0101 WOOD							1050							
	2.00 FULL BTH			3000.00			3000.000			6000					
B	01 SINGLE F	140	1.00	79.84	.8134		64.941	140	1.00	9091					
	0112 FWA/CAC			2.00			2.000	140		280					
	0101 WOOD							140							
C	81 PORCH	150	1.00	31.91	.6921		22.084	150	1.00	3312					
D	84 WOOD DEC	210	1.00	23.27	.4957		11.534	210	1.00	2422					
E	75 GAR FINF	280	1.00	29.97	.8797		26.364	280	1.00	7381					
F	83 STOOP	24	1.00	14.32	.7695		11.019	24	1.00	264					
			HSF:	1978.00		%COMP: 100		RPCN:		144241	.86	124047	-.40-	=	63264
			MKT	85.00		STRUCTURE VALUE:		62.71	OGRCN/HSF			31.98	FMV/HSF		63264

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	10500	10500	100%	WD		30000LV/AC
OTHERFEAT			%	03252022		
STRUCTURE	63264	63264	100%	1950-494		TV/HSF
TOTAL	73764	73764	100%	177000	0041%	SP/HSF

APPRAISED-VALUE: 73764