

+OWNERSHIP 39453
YARUS ROSALYN

2024 1/04/2024

PROPERTY DESCRIPTION
1505 POLLOCK ST
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TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452505197025
RECORD NUMBER: 12863
ROUTE 5352000
LISTER: LNLGLISH 5012023
REVIEW:

PO BOX 5481
KINSTON NC 28503
DEED: 1866 840

1505 POLLOCK ST

```

+-----26-----+
1             1
B             1
+-----26-----+6--+
1             1 1
0             0 1
D             C :
+-----26-----+6--+
:             :
:             :
:             :
2             2
5             5
:             :
:             :
A             :
+-----33+-----+
E 4
44+
  
```

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA6	.170	0225

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
60	21CBLDGS-NV	1*	1			1	1.00	.01	
		*							
		*							
		*							
		*							
		*							

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	GAS-PACK	COMP SHNG	1.00STHT	
CONIWALL	VINYL	GAS-PACK		'WALL	
				2 BDRM	

RES - IMP D AYB 1951 EYB 1977

DIMENSIONS: A-DU25DR33DD25DL33 B-MR7MU35DU11DR26DD11DL26 C-MU35MR7MR26MD11DU11DR6DD11DL6 D-MU24MR33ML26MU1DU10DR
26DD10DL26 E-MU25MR7ML5MD25MR14DD4DR4DU4DL4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%	-CND%=-	FMV
A	01 SINGLE F	825	1.00	79.84	.8979		71.688	825	1.00	59142					
	0111 GAS-PACK			2.00			2.000	825		1650					
	0102 VINYL							825							
	1.00 FULL BTH			3000.00			3000.000			3000					
B	80 CANOPY	286	1.00	10.00	1.0000		10.000	286	1.00	2860					
C	80 CANOPY	66	1.00	10.00	1.0000		10.000	66	1.00	660					
D	01 SINGLE F	260	1.00	79.84	.8979		71.688	260	1.00	18638					
	0111 GAS-PACK			2.00			2.000	260		520					
	0102 VINYL							260							
E	81 PORCH	16	1.00	31.91	.8101		25.850	16	1.00	413					
			HSF:	1085.00			%COMP: 100			86883	.86	74719	-.40-	=	30261
			MKT	67.50			STRUCTURE VALUE:			68.86	OGRCN/HSF	27.89	FMV/HSF		30261

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	10000	10000	100%	TD		58823LV/AC
OTHERFEAT			%	09302019		
STRUCTURE	30261	30261	100%	1866-840		TV/HSF
TOTAL	40261	40261	100%	26500	0151%	SP/HSF

APPRAISED-VALUE: 40261