

+OWNERSHIP 1011032 2024 1/04/2024
MHD LEGACY HOLDINGS LLC

PROPERTY DESCRIPTION
618 LARKSPUR ROAD
L42K 4/14 FORCLOSURE

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER 452615549200
RECORD NUMBER: 12922
ROUTE 15279000
LISTER: LNLEGLISH 5012023
CARD NO 1
REVIEW:

915 E FIRETOWER RD
WINTERVILLE NC 28590
DEED: 1913 237

618 LARKSPUR RD

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2                                     :
7                                     :
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A                                     :
+-----16-----+-----7---+
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+-----4-----+-----19-----+

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TOPO	STREET	UTILITY	ZONING	.250 ACRES	NBHD
			RA6		0202

NOTES:

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

LAND VALUE:

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

OTHER VALUE:

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

RES - IMP D AYB 1953 EYB 1967
DIMENSIONS: A-DU27DR35DD4DR7DD23DL7DD4DL19DU4DL16 B-MR35MU23DU4DR7DD4DL7 C-MU23MR35MR7MD23ML7MD4ML19DU4DL4 DD4DR4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1182	1.00	79.84	.8834		70.530	1182	1.00	83366					
	0107 CENTHEAT			1.00			1.000	1182		1182					
	0102 VINYL							1182							
	1.00 FULL BTH			3000.00			3000.000			3000					
B	81 PORCH	28	1.00	31.91	.8101		25.850	28	1.00	723					
C	81 PORCH	16	1.00	31.91	.8101		25.850	16	1.00	413					
			HSF:	1182.00			%COMP: 100			88684	.86	76268	-.50-	=	23833
			MKT	62.50			STRUCTURE VALUE:			64.52	OGRCN/HSF	20.16	FMV/HSF		23833

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	5000	5000	100%	WD		20000LV/AC
OTHERFEAT	500	500	100%	04122021		
STRUCTURE	23833	23833	100%	1913-237		TV/HSF
TOTAL	29333	29333	100%	67500	0043%	SP/HSF

APPRAISED-VALUE: 29333