OWNERSHIP 39547 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
4GG LLC	708 PARROTT AVE	KINSTON	452617007792	1
	708 PARROTT AV		RECORD NUMBER: 13981	
1201 COLLEGE ST		COUNTY/CITY OF KINSTON	ROUTE 17198000	
KINSTON NC 28501			LISTER: LNLENGLISH 5012023	
DEED: 1790 222	708 PARROTT AV		REVIEW:	

```
+----------------40-----------------+---8---+
:                                   :       :
:                                   8       8
:                                   B       :
:                                   +---8---+
:                                           :
:                                           9
3                                           :
0                                           :
:                                   +---8---+
:                                   :       :
:                                   :       :
:                                   1       1
:                                   3       3
:                                   :       :
A                                   C       :
+-------------+---40+---------------+---8---+
              4     D
              +--6--4
```

TOPO	STREET	UTILITY	ZONING	.250 ACRES	NBHD
			RA6		0225
			NOTES:		

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

LAND VALUE: 10000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%=	OFB-VALU
60	21CBLDGS-NV	1* 1				1	1.00	.01	
		*							
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE:

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

RES - IMP D AYB 1953 EYB 1977

DIMENSIONS: A-DU30DR40DD8DR8DD9DL8DD13DL40 B-MR40MU22DU8DR8DD8DL8 C-MU22MR40MD22DU13DR8DD13DL8 D-MR40ML18DD4DL
6DU4DR6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1272	1.00	79.84	.8595		68.622	1272	1.00	87287				
	0112 FWA/CAC			2.00			2.000	1272		2544				
	0103 BRICK			3.00			3.000	1272		3816				
	1.00 FULL BTH			3000.00			3000.000			3000				
	1.00 FP			3000.00			3000.000			3000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	81 PORCH	64	1.00	31.91	.7271		23.201	64	1.00	1484				
C	01 SINGLE F	104	1.00	79.84	.8595		68.622	104	1.00	7136				
	0102 VINYL							104						
D	81 PORCH	24	1.00	31.91	.8101		25.850	24	1.00	620				

HSF: 1376.00 %COMP: 100 RPCN: 110687 .86 95190 - .40- = 38551

MKT 67.50 STRUCTURE VALUE: 69.17 QGRCN/HSF 28.01 FMV/HSF 38551

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	48551
LAND			10000	10000	100%	UNK		40000LV/AC		
OTHERFEAT					%	05212004				
STRUCTURE			38551	38551	100%	1380 -0564		TV/HSF		
TOTAL			48551	48551	100%	73500	0066%	SP/HSF		
									APPRAISED-VALUE:	48551