

+OWNERSHIP 1012836
DAY BONITA ANNETTE

2024 1/04/2024

PROPERTY DESCRIPTION
711 PARROTT AVE LOT 7
711 PARROTT AV

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452617005878
RECORD NUMBER: 14115
ROUTE 17207000
LISTER: LNLEGLISH 5012023
CARD NO
1
REVIEW:

711 PARROTT AVE
KINSTON NC 28501
DEED: 1906 150

711 PARROTT AV

+----19-----+
1 1
5 56--
B : 7
+-----25---+D+
5 :
+--15----+
:
:
:
3 5
0 :
:
:
A :
+--13---+-----17---+10-+
4 C
+-6-4

TOPO STREET UTILITY ZONING .260 ACRES NBHD
RA6 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	BRICK	CENTHEAT	LAMSHNGL	1.00STHT	
CONIWALL				'WALL 2 BDRM	

RES - IMP D AYB 1955 EYB 1977

DIMENSIONS: A-DU30DR15DU5DR25DD35DL10DD1DL17DU1DL13 B-MR15MU35DU15DR19DD15DL19 C-MU35MR15MR25MD35ML10MD1DD4D

L6DU4DR6 D-MD1MR30MU1MR10MU35DL6DU7DR6DD7

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY%	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1342	1.00	79.84	.8654		69.093	1342	1.00	92722					
	0107 CENTHEAT			1.00			1.000	1342		1342					
	0103 BRICK			3.00			3.000	1342		4026					
	1.00 FULL BTH			3000.00			3000.000			3000					
	1.00 FP			3000.00			3000.000			3000					
B	83 STOOP	285	1.00	14.32	.6252		8.952	285	1.00	2551					
C	88 CONCRETE	24	1.00	4.25	.9949		4.228	24	1.00	101					
D	77 UTILITY	42	1.00	27.50	1.0000		27.500	42	1.00	1155					
			HSF:	1342.00			%COMP: 100			RPCN: 107897	.86	92791	- .40-	=	37580
			MKT	67.50			STRUCTURE VALUE:	69.14		OGRCN/HSF		28.00	FMV/HSF		37580

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	10000	10000	100%	WD		38461LV/AC
OTHERFEAT			%	01292021		
STRUCTURE	37580	37580	100%	1906-150		TV/HSF
TOTAL	47580	47580	100%	85000	0055%	SP/HSF

APPRAISED-VALUE: 47580