OWNERSHIP 1007387 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
MOONRIDGE PROPERTIES LLC	505 E HIGHLAND AVE	KINSTON	452507597348	1
	RENTAL PROPERTY		RECORD NUMBER: 5831	
P O BOX 5622		COUNTY/CITY OF KINSTON	ROUTE 7075000	
KINSTON NC 28503			LISTER: LNLENGLISH 5012023	
DEED: 1841 376	505 E HIGHLAND AV		REVIEW:	

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    +----------------37-----------------+
    :                                   :
    :                                   +E4-+
    :                                   :   :
    :                                   :   6
    :                                   :   :
    :                                   +-4-+
    :                                   2
    2                                   6
    9                                   :
+-4-+                                   :
:   :                                   :
6   :                                   :
:   :                                   :
+-4D+                                   :
:   :                     +-----+-17-------+
6   A                     3     :
+-4C+---------20---------+     4
                          B--6--+
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TOPO	STREET	UTILITY	ZONING	.290 ACRES	NBHD
			RA6		0203
			NOTES:		

#	LAND CLASS	SIZE	*	RATE	*SIZ%	*DPT%	*ADJ%		=LND-VALUE
1	1J LOT	1.00LT		4000		1.00	1.00	4000	4000

LAND VALUE: 4000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
60	10CCARPORT	1* 1	10.00			1	1.00	.01	500

OTHER VALUE: 500

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

RES - IMP D AYB 1953 EYB 1942

DIMENSIONS: A-DU29DR37DD26DL17DD3DL20 B-MR20DD1DR6DU4DL6DD3 C-MR20ML20DL4DU6DR4DD6 D-MU6DL4DU6DR4DD6 E-MU6M
U23MR37MD4DR4DD6DL4DU6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*	%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1022	1.00	79.84	.9052		72.271	1022	1.00	73860				
	0112 FWA/CAC			2.00			2.000	1022		2044				
	0115 ASBESTOS			1.00-			1.000-	1022		1022-				
	1.00 FULL BTH			3000.00			3000.000			3000				
B	83 STOOP	24	1.00	14.32	.7695		11.019	24	1.00	264				
C	81 PORCH	24	1.00	31.91	.8101		25.850	24	1.00	620				
D	77 UTILITY	24	1.00	27.50	1.0000		27.500	24	1.00	660				
E	83 STOOP	24	1.00	14.32	.7695		11.019	24	1.00	264				

HSF: 1022.00 %COMP: 100 RPCN: 79690 .86 68533 - .75- = 9423
MKT 55.00 STRUCTURE VALUE: 67.05 QGRCN/HSF 9.22 FMV/HSF 9423

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	13923
LAND			4000	4000	100%	WD		13793LV/AC		
OTHERFEAT			500	500	100%	10162018				
STRUCTURE			9423	9423	100%	1841-376		TV/HSF		
TOTAL			13923	13923	100%	510000	0002%	SP/HSF		
									APPRAISED-VALUE:	13923