

+OWNERSHIP 1019259
RICKY PROPERTIES LLC

2024 1/04/2024

PROPERTY DESCRIPTION
402 COX AVE
402 COX AV

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452505283652
RECORD NUMBER: 5880
ROUTE 5334000
LISTER: LNLHOLLO 5052023
CARD NO
1

119 S NAVASSA RD
NAVASSA NC 28451

DEED: 1982 686

+---22---+9--+
E 1 2
+---22---+1F3--+
1 G :
3 1 1
D 3 3
15+----2+-13--+
2 1 :
C 2 :
+6+ :
:
:
3 +-8-+ :
3 : :
1 2 2 :
:
:
:
A +B8-+ :
+-----32+-----+
+-6H

402 COX AV	TOPO	STREET	UTILITY	ZONING	.170 ACRES	NBHD
				RA6		0232

NOTES:01 RVDT 12/17						
#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE	
1	1R LOT	.90LT	8000	1.00 1.00	8000	7200

LAND VALUE:							7200
#	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	ELECT-BB	COMP SHNG	1.25STHT		
CONIWALL	VINYL	ELECT-BB		'WALL		
	VINYL	ELECT-BB		4 BDRM		

RES - IMP C AYB 1942 EYB 1942
DIMENSIONS: A-DU31DR6DU12DR26DD43DL32 B-MR32MU2DR8DU20DL8DD20 C-MU2MR32ML31MU29DU12DR5DD12DL5 D-MU31MR1MU12D
U13DR18DD13DL18 E-MU43MR1MU13DU12DR22DD12DL22 F-MU56MR1MR22DR9DU12DL9DD12 G-MU56MR23ML4DD13DR13DU
13DL13 H-MU56MR19MD56DD4DL6DU4DR6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*%STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	1304	1.25	79.84	.8091		64.598	1630 .95	100029				
	0102 ELECT-BB			.75			.750	1304	978				
	0102 VINYL							1304					
	2.00 FULL BTH			3000.00			3000.000		6000				
	1.00 FP			3000.00			3000.000		3000				
B	01 SINGLE F	160	1.00	79.84	.8091		64.598	160 1.00	10335				
	0102 ELECT-BB			.75			.750	160	120				
	0102 VINYL							160					
C	82 PORCH-EN	60	1.00	66.03	.6651		43.916	60 1.00	2634				
D	79 CARPORT-	234	1.00	17.50	1.0000		17.500	234 1.00	4095				
E	79 CARPORT-	264	1.00	17.50	1.0000		17.500	264 1.00	4620				
F	02 SEMI-FIN	108	1.00	34.97	.7290		25.493	108 1.00	2753				
	0202 ELECT-BB			.75			.750	108	81				
	0202 VINYL			1.00			1.000	108	108				
G	02 SEMI-FIN	169	1.00	34.97	.7290		25.493	169 1.00	4308				
	0202 ELECT-BB			.75			.750	169	126				
	0202 VINYL			1.00			1.000	169	169				
H	81 PORCH	24	1.00	31.91	.8101		25.850	24 1.00	620				
			HSF:	2067.00			%COMP: 100		RPCN:	139977 1.00	139977 - .75-	=	24496
		MKT	70.00				STRUCTURE VALUE:	67.71	OGRCN/HSF		11.85	FMV/HSF	24496

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	7200	7200	100%	WD		31696
OTHERFEAT			%	06302021		
STRUCTURE	24496	24496	100%	1921-668		
TOTAL	31696	31696	100%	30000	0105%	
						42352LV/AC
						TV/HSF
						SP/HSF
						APPRAISED-VALUE:
						31696