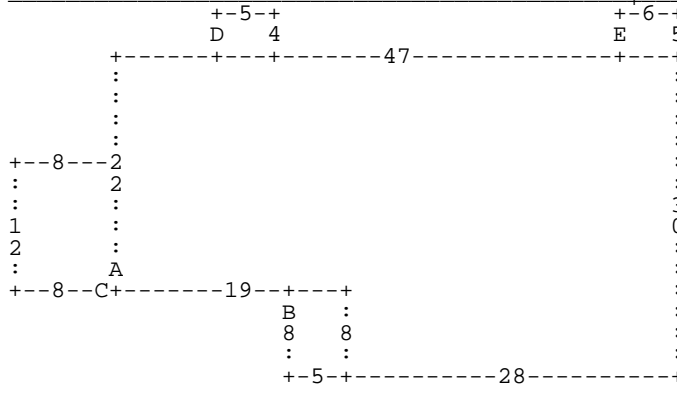


+OWNERSHIP 1012534 2024 1/04/2024
 KOONCE RONNIE & SINNITA C
 LAWSON JARONE
 904 PARROTT AVE
 KINSTON NC 28501
 DEED: 1900 274

PROPERTY DESCRIPTION
 904 PARROTT AVE
 904 PARROTT AV
 904 PARROTT AV

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452617002653 1
 RECORD NUMBER: 7206
 ROUTE 17219000
 LISTER: LNLEGLISH 5012023
 REVIEW:



TOPO STREET UTILITY ZONING .340 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	*OGR%-COND%=OFB-VALU
		*					
		*					
		*					
		*					
		*					
		*					

OTHER VALUE:

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

RES - IMP D AYB 1956 EYB 1977
 DIMENSIONS: A-DU22DR47DD30DL28DU8DL19 B-MR14DD8DR5DU8DL5 C-MR14ML14DL8DU12DR8DD12 D-MR8MU22DU4DR5DD4DL5 E-MU
 22MR8MR33DU5DR6DD5DL6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1258	1.00	79.84	.8714		69.572	1258	1.00	87521				
	0112 FWA/CAC			2.00			2.000	1258		2516				
	0103 BRICK			3.00			3.000	1258		3774				
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	40	1.00	31.91	.8101		25.850	40	1.00	1034				
C	8161 PORCH-SC	96	1.00	35.91	.6875		24.688	96	1.00	2370				
D	83 STOOP	20	1.00	14.32	1.0000		14.320	20	1.00	286				
E	78 UTILITYB	30	1.00	28.50	1.0000		28.500	30	1.00	855				
			HSF:	1258.00		%COMP: 100		RPCN:		101356	.86	87166	-.40-	= 35302
			MKT	67.50		STRUCTURE VALUE:		69.28	OGRCN/HSF			28.06	FMV/HSF	35302

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE	
LAND	10000	10000	100%	WD		29411LV/AC	45302
OTHERFEAT			%	11242020			
STRUCTURE	35302	35302	100%	1900-274		TV/HSF	
TOTAL	45302	45302	100%	75000	0060%	SP/HSF	
						APPRAISED-VALUE:	45302