

+OWNERSHIP 24438
KASSELLT GGM LLC

2024 1/04/2024

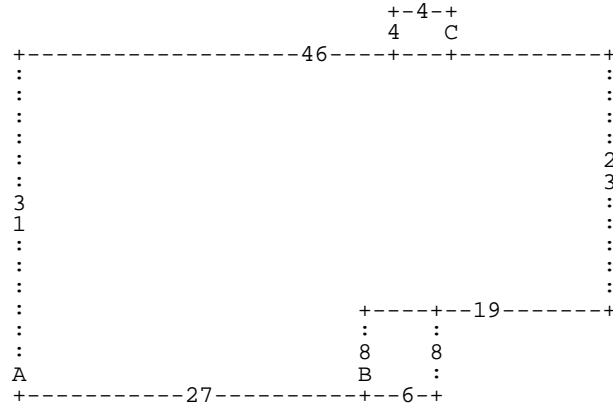
PROPERTY DESCRIPTION
707 PARROTT AVE
707 PARROTT AV

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452617007931
RECORD NUMBER: 7311
ROUTE 17205000
LISTER: LNLEGLISH 5012023
REVIEW:

4141 ENGLISH GARDEN WAY
RALEIGH NC 27612
DEED: 1692 740

707 PARROTT AV



TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA6	.260	0225

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

#	OTHER FEAT	SIZE	BASERATE	*SIZ*	ADJRATE*	UNITS	*OGR*	-COND*	=OFB-VALU
60	17CFRM-BLDG	1*	15.00			1	1.00	.01	500

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

RES - IMP D AYB 1955 EYB 1977
DIMENSIONS: A-DU31DR46DD23DL19DD8DL27 B-MR27DU8DR6DD8DL6 C-MR27MU8MR19MU23ML12DU4DL4DD4DR4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=-	FMV
A	01 SINGLE F	1274	1.00	79.84	.8714		69.572	1274	1.00	88634				
	0112 FWA/CAC			2.00			2.000	1274		2548				
	0103 BRICK			3.00			3.000	1274		3822				
	1.00 FULL BTH			3000.00			3000.000			3000				
	1.00 FP			3000.00			3000.000			3000				
B	81 PORCH	48	1.00	31.91	.8101		25.850	48	1.00	1240				
C	83 STOOP	16	1.00	14.32	1.0000		14.320	16	1.00	229				
				HSF:	1274.00		%COMP: 100			RPCN: 102473	.86	88126	-.40-	= 35691
				MKT	67.50		STRUCTURE VALUE:	69.17		OGRCN/HSF		28.01	FMV/HSF	35691

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	10000	10000	100%	UNK		38461LV/AC
OTHERFEAT	500	500	100%	06212013		
STRUCTURE	35691	35691	100%	1692 -0740		TV/HSF
TOTAL	46191	46191	100%	44500	0103%	SP/HSF

APPRAISED-VALUE: 46191