OWNERSHIP 1016983 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
PRATT VALERIE W	607 FITZGERALD DR	KINSTON	453513141915	1
PRATT WILLIE JR	607 FITZGERALD DR		RECORD NUMBER: 7917	
607 FITZGERALD DR		COUNTY/CITY OF KINSTON	ROUTE 13076000	
KINSTON NC 28504			LISTER: LNLENGLISH 5012023	
DEED: 1955 216	607 FITZGERALD DR		REVIEW:	

```
            +------21-------+
            1               1
            0               0
            E               :
+-6-+--------+--------50-----+------------+
:   1                                     :
1   2                                     :
2   :                                     :
:   D                                     :
+---+--6-+                               2
:        :                               7
:        :                               :
:        1                               :
1        5                               :
9        :                               :
:        A                               :
:        +B-----------+--44--------------+
:        4            4
+---12--C+-----18-----+
```

TOPO	STREET	UTILITY	ZONING	.410 ACRES	NBHD
			RA8		0217
			NOTES:		

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%		=LND-VALUE
1	1V LOT	1.10LT	10000		1.00	1.00	10000	11000

LAND VALUE: 11000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%=	OFB-VALU
		*							
		*							
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	HEATPUMP	COMPSHNG	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP C AYB 1969 EYB 1972

DIMENSIONS: A-DU15DL6DU12DR50DD27DL44 B-DR18DD4DL18DU4 C-MD4DL12DU19DR12DD19 D-MD4MU19ML6DU12DL6DD12DR6 E-MU15ML
6MU12MR12DU10DR21DD10DL21

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*	%STY=	COST	QG%	QG RCN -DEPR%-CND%=	FMV
A	01 SINGLE F	1260	1.00	79.84	.8714		69.572	1260	1.00	87660			
	0110 HEATPUMP			2.00			2.000	1260		2520			
	0103 BRICK			3.00			3.000	1260		3780			
	1.00 FULL BTH			3000.00			3000.000			3000			
	1.00 HALF BTH			1800.00			1800.000			1800			
B	81 PORCH	72	1.00	31.91	.7271		23.201	72	1.00	1670			
C	79 CARPORT-	228	1.00	17.50	1.0000		17.500	228	1.00	3990			
D	78 UTILITYB	72	1.00	28.50	1.0000		28.500	72	1.00	2052			
E	84 WOOD DEC	210	1.00	23.27	.4957		11.534	210	1.00	2422			

HSF: 1260.00 %COMP: 100 RPCN: 108894 1.00 108894 - .45- = 41924
MKT 70.00 STRUCTURE VALUE: 86.42 QGRCN/HSF 33.27 FMV/HSF 41924

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	52924
LAND			11000	11000	100%	WD		26829LV/AC		
OTHERFEAT					%	05102022				
STRUCTURE			41924	41924	100%	1955-216		TV/HSF		
TOTAL			52924	52924	100%	136000	0038%	SP/HSF		
									APPRAISED-VALUE:	52924