OWNERSHIP 1007387 2024 5/15/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
MOONRIDGE PROPERTIES LLC	1517 STROUD AVE	KINSTON	452619506377	1
	RENTAL PROPERTY		RECORD NUMBER: 8033	
P O BOX 5622		COUNTY/CITY OF KINSTON	ROUTE 19067000	
KINSTON NC 28503			LISTER: LNIBRASW 5082024	
DEED: 1841 376	1517 STROUD AV		REVIEW:	

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+----12----+
6          :
:          6
+C---------+--30-----------+
:                          :
:                          :
:                          :
:                          :
:                          :
2                          2
4                          4
:                          :
:                          :
:                          :
:                          :
:                          :
A                          :
+------------+30-----------+
B            3
3-----14-----+
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TOPO	STREET	UTILITY	ZONING	.130 ACRES	NBHD
			RA5		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	26CSTLBLDG	1* 1	10.00			1	1.00	.01	500

OTHER VALUE: 500

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

RES - IMP D AYB 1952 EYB 1942

DIMENSIONS: A-DU24DR30DD24DL30 B-DD3DR14DU3DL14 C-MU24DR12DU6DL12DD6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	720	1.00	79.84	.9532		76.103	720	1.00	54794				
	0112 FWA/CAC			2.00			2.000	720		1440				
	0115 ASBESTOS			1.00-			1.000-	720		720-				
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	42	1.00	31.91	.8101		25.850	42	1.00	1085				
C	81 PORCH	72	1.00	31.91	.7271		23.201	72	1.00	1670				

HSF: 720.00 %COMP: 100 RPCN: 61269 .86 52691 - .75- = 7245

MKT 55.00 STRUCTURE VALUE: 73.18 QGRCN/HSF 10.06 FMV/HSF 7245

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	11745
LAND			4000	4000	100%	UNK		30769LV/AC		
OTHERFEAT			500	500	100%	05062024				
STRUCTURE			7245	7245	100%	2019-599		TV/HSF		
TOTAL			11745	11745	100%	45000	0026%	SP/HSF		
									APPRAISED-VALUE:	11745