

+OWNERSHIP 1011881 2024 1/04/2024
AAC BLESSED INVESTMENTS LLC

PROPERTY DESCRIPTION
906 EDWARDS AVE 177 178
LISTED65000 3/2002

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
452505074945 1
RECORD NUMBER: 8106
ROUTE 5109000
LISTER: LNLEGLISH 5012023
REVIEW:

214 KINGS CHASE
NEWPORT NC 28570
DEED: 1890 883

906 EDWARDS AV

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B                 :
6                 6
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TOPO | STREET | UTILITY | ZONING | .180 ACRES | NBHD
RA8 | | | | | 0230

NOTES:
| LAND CLASS | SIZE * | RATE * | *SIZ%*DPT%*ADJ% | =LND-VALUE
1 | 1V LOT | .85LT | 10000 | | 1.00 | 1.00 | 10000 | 8500

LAND VALUE: 8500
| OTHER FEAT | SIZE | BASERATE* | *SIZ%= | ADJRATE* | UNITS | *QGR%-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 | BRICK | FWA/CAC | COMPSHNG | 1.00STHT
CONIWALL | | | | 'WALL
2 BDRM

RES - IMP D AYB 1950 EYB 1977
DIMENSIONS: A-DU17DR2DU27DR30DD27DR2DD17DL34 B-MR9DD6DR16DU6DL16

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A 01	SINGLE F	1388	1.00	79.84	.8595		68.622	1388	1.00	95247				
	0112 FWA/CAC			2.00			2.000	1388		2776				
	0103 BRICK			3.00			3.000	1388		4164				
	1.00 FULL BTH			3000.00			3000.000			3000				
	1.00 FP			3000.00			3000.000			3000				
B 81	PORCH	96	1.00	31.91	.7271		23.201	96	1.00	2227				
			HSF:	1388.00		%COMP: 100		RPCN:		110414	.86	94956	-.40-	= 48427
			MKT	85.00		STRUCTURE VALUE:		68.41	QGRCN/HSF			34.88	FMV/HSF	48427

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8500	8500	100%	WD		47222LV/AC
OTHERFEAT			%	08212020		
STRUCTURE	48427	48427	100%	1890-883		TV/HSF
TOTAL	56927	56927	100%	48000	0118%	SP/HSF
						APPRAISED-VALUE: 56927