

+OWNERSHIP 1014223 2024 1/04/2024
 PEARCE BILLY
 PEARCE HEATHER
 2922 PROGRESSIVE CHURCH RD
 PRINCETON NC 27569
 DEED: 1930 501

PROPERTY DESCRIPTION
 900 NELSON ST
 L82,500/16
 SP100,000/2011 SC4,200
 900 NELSON ST

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452509061642 1
 RECORD NUMBER: 8246
 ROUTE 9320000
 LISTER: LNLEGLISH 5012023
 REVIEW:

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+---10---+         :                   :                   :
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5         :                   :                   :
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+---10---C+       +---7---+   +---12---+
A             B     3     3
+-----20-----+-----3-----+-----7-----+-----5-----+
  
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TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA8	.280	0307

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	2G LOT	1.00LT	18000		1.00	1.00	18000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	21CBLDGS-NV	1*				1	1.00	.01	

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	GAS-PACK	COMPSHNG	1.75STHT	
CONIWALL	VINYL	GAS-PACK		'WALL	
				4 BDRM	

RES - IMP C AYB 1934 EYB 1972
 DIMENSIONS: A-DU28DR32DD8DR4DU4DR2DU4DR6DD25DL12DD3DL5DU3DL7DD3DL20 B-MR20DU3DR7DD3DL7 C-MR20ML20MU4DL10DU
 15DR10DD15 D-MU4MR32MU16DU8DR6DD4DL2DD4DL4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1135	1.75	79.84	.8112		64.766	1986	.95	122192					
	0111 GAS-PACK			2.00			2.000	1135		2270					
	0102 VINYL							1135							
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 FP			3000.00			3000.000			3000					
	1.00 HALF BTH			1800.00			1800.000			1800					
B	81 PORCH	21	1.00	31.91	.8101		25.850	21	1.00	542					
C	81 PORCH	150	1.00	31.91	.6921		22.084	150	1.00	3312					
D	01 SINGLE F	40	1.00	79.84	.8112		64.766	40	1.00	2590					
	0111 GAS-PACK			2.00			2.000	40		80					
	0102 VINYL							40							
				HSF:	2026.00	%COMP: 100		RPCN:		141786	1.00	141786	-.45-	=	60826
				MKT	78.00	STRUCTURE VALUE:		69.98	OGRCN/HSF	30.02	FMV/HSF				60826

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	18000	18000	100%	WD		78826
OTHERFEAT			%	09282021		64285LV/AC
STRUCTURE	60826	60826	100%	1930-501		TV/HSF
TOTAL	78826	78826	100%	85000	0092%	SP/HSF
						APPRAISED-VALUE: 78826