

+OWNERSHIP 17054 2024 1/04/2024
 EDWARDS DORIAN RASHAUD &
 EDWARDS ERICK JONTRELL
 901 DEWEY ST
 KINSTON NC 28501
 DEED: 1752 42

PROPERTY DESCRIPTION
 901 DEWEY ST
 CONCESSION/4K
 901 DEWEY ST

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452509067537 1
 RECORD NUMBER: 8470
 ROUTE 9309000
 LISTER: LNLGLISH 5012023
 REVIEW:

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+---17---+
:         1
+----26----+ 6
:         3
2         :  +3
0         20 :
:         0:
+---24---+E---28---+
:         :
2         :
1         :  5
:         :  3
+---24---C4
+4         :
11        :
00        :
B+        :
A +-----28---+D---+10+
+-103     5 5
           +-7+
  
```

TOPO	STREET	UTILITY	ZONING	.630 ACRES	NBHD
			RA6		0307

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	2G LOT	1.25LT	18000		1.00	1.00	18000 22500

LAND VALUE: 22500

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	17CFRM-BLDG	1* 1	15.00			1	1.00	.01	4000
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 4000

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

RES - IMP C AYB 1949 EYB 1977
 DIMENSIONS: A-DU44DR28DU30DR17DD16DR3DD53DL10DD2DL28DD3DL10 B-MU10DL4DU10DR4DD10 C-MU10MU14DL24DU21DR24DD21 D-MU
 24MR31MD21DR7DD5DL7DU5 E-MU3MR31ML21MD3ML10MU44DR26DU20DL26DD20

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	2530	1.00	79.84	.7902		63.089	2530	1.00	159615					
	0112 FWA/CAC			2.00			2.000	2530		5060					
	0101 WOOD							2530							
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 HALF BTH			1800.00			1800.000			1800					
B	01 SINGLE F	40	1.00	79.84	.7902		63.089	40	1.00	2523					
	0112 FWA/CAC			2.00			2.000	40		80					
	0101 WOOD							40							
C	75 GAR FINE	504	1.00	29.97	.7512		22.513	504	1.00	11346					
D	81 PORCH	35	1.00	31.91	.8101		25.850	35	1.00	904					
E	85 PATIO-BR	520	1.00	7.50	1.0000		7.500	520	1.00	3900					
			HSF:	2570.00		%COMP: 100		RPCN:		191228 1.00		191228 - .40 - .25=			67121
			MKT	78.00		STRUCTURE VALUE:		74.40		OGRCN/HSF		26.11 FMV/HSF			67121

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	22500	22500	100%	UNK		35714LV/AC
OTHERFEAT	4000	4000	100%	07282015		
STRUCTURE	67121	67121	100%	1752 -0042		TV/HSF
TOTAL	93621	93621	100%	94000	0099%	SP/HSF
						APPRaised-VALUE: 93621