

+OWNERSHIP 1013690
 FALQUEZ DANIEL G
 FALQUEZ HERMINE M
 9228 SOUTHVIEW CT NE
 LELAND NC 28451
 DEED: 1951 695

2024 1/04/2024

PROPERTY DESCRIPTION
 904 W WASHINGTON AVE
 904 W WASHINGTON AV

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER
 451512959208
 RECORD NUMBER: 8827
 ROUTE 12005000
 LISTER: LNLEGLISH 5012023
 REVIEW:

904 W WASHINGTON AV

+-11-+-10-+-+
 : : :
 1 1 1
 9 9 9
 : : :
 : E :
 +D-11-+-35+-----+3+
 : : :
 : 1 :
 : 7 1 :
 2 : 7 :
 7 : : :
 : : :
 : +F3 :
 : : :
 : : :
 A : : :
 +-----35+---14---+
 C B 5
 5----21-----5---14---+

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RO	.120	0303

NOTES:01 GAS PACK FOR 1997

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	1R LOT	.90LT	8000	1.00 1.00	7200

LAND VALUE: 7200

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	21CBLDGS-NV	1* 2				2	1.00	.01	

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	GAS-PACK	LAMSHNGL	1.25STHT	
CONIWALL	VINYL	GAS-PACK		'WALL	
	VINYL	GAS-PACK		3 BDRM	

RES - IMP D AYB 1953 EYB 1967
 DIMENSIONS: A-DU27DR35DD27DL35 B-MR21DD5DR14DU5DL14 C-MR21ML21DD5DR21DU5DL21 D-MU27DR11DU19DL11DD19 E-MU27MR11DU
 19DR10DD19DL10 F-MU27MR11MR24MD17DR3DU17DL3DD17

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*-CND%*	FMV
A	01 SINGLE F	945	1.25	79.84	.8444		67.416	1181	.95	75637				
	0111 GAS-PACK			2.00			2.000	945		1890				
	0102 VINYL							945						
	1.00 FULL BTH			3000.00			3000.000			3000				
	1.00 FP			3000.00			3000.000			3000				
B	01 SINGLE F	70	1.00	79.84	.8444		67.416	70	1.00	4719				
	0111 GAS-PACK			2.00			2.000	70		140				
	0102 VINYL							70						
C	81 PORCH	105	1.00	31.91	.7271		23.201	105	1.00	2436				
D	01 SINGLE F	209	1.00	79.84	.8444		67.416	209	1.00	14089				
	0111 GAS-PACK			2.00			2.000	209		418				
	0102 VINYL							209						
E	81 PORCH	190	1.00	31.91	.6658		21.245	190	1.00	4036				
F	01 SINGLE F	51	1.00	79.84	.8444		67.416	51	1.00	3438				
	0111 GAS-PACK			2.00			2.000	51		102				
	0102 VINYL							51						
				HSF:	1511.00	%COMP: 100		RPCN:		112905 .86	97098 - .50-		=	26701
				MKT	55.00	STRUCTURE VALUE:		64.26		OGRCN/HSF	17.67		FMV/HSF	26701

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	7200	7200	100%	WD		60000LV/AC
OTHERFEAT			%	04052022		
STRUCTURE	26701	26701	100%	1951-695		TV/HSF
TOTAL	33901	33901	100%	75000	0045%	SP/HSF

APPRAISED-VALUE: 33901