OWNERSHIP 1013925 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
GIBBS MARY H	304 COX AVE	KINSTON	452506285783	1
	304 COX AV		RECORD NUMBER: 8858	
32 FALLING WATER DRIVE		COUNTY/CITY OF KINSTON	ROUTE 6274000	
DURHAM NC 27713			LISTER: LNLENGLISH 5012023	
DEED: 1923 802	304 COX AV		REVIEW:	

```
+------22-------+
:               :
:               :
:               :
:               :
:               :
:               +4+
:               : :
3               3 1
7               7 2
:               C :
:               +4+
:               :
:               :
:               :
A               :
+-----+-22------+
B     :
6     6
+--8--+
```

TOPO	STREET	UTILITY	ZONING	.140 ACRES	NBHD
			RA6		0232
			NOTES:		

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	1R LOT	.95LT	8000		1.00	1.00	8000	7600

LAND VALUE: 7600

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%=	OFB-VALU
		*							
		*							
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - RESIDENTIAL - STD
CONC-BLK	ASBESTOS	FWA/CAC	COMPSHNG	2.00STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP C AYB 1950 EYB 1967

DIMENSIONS: A-DU37DR22DD37DL22 B-MR1DD6DR8DU6DL8 C-MR1MR21MU12DU12DR4DD12DL4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	814	2.00	79.84	.8350		66.666	1628	.95	103104				
	0112 FWA/CAC			2.00			2.000	814		1628				
	0115 ASBESTOS			1.00-			1.000-	814		814-				
	2.00 FULL BTH			3000.00			3000.000			6000				
	1.00 FP			3000.00			3000.000			3000				
B	81 PORCH	48	1.00	31.91	.8101		25.850	48	1.00	1240				
C	81 PORCH	48	1.00	31.91	.8101		25.850	48	1.00	1240				

HSF: 1628.00 %COMP: 100 RPCN: 115398 1.00 115398 - .50- = 40389

MKT 70.00 STRUCTURE VALUE: 70.88 QGRCN/HSF 24.80 FMV/HSF 40389

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	47989
LAND			7600	7600	100%	WD		54285LV/AC		
OTHERFEAT					%	07272021				
STRUCTURE			40389	40389	100%	1923-802		TV/HSF		
TOTAL			47989	47989	100%	45000	0106%	SP/HSF		
									APPRAISED-VALUE:	47989