

+OWNERSHIP 1011583  
MUZYCHA JESSICA

2024 1/04/2024

PROPERTY DESCRIPTION  
809 LAROQUE AVE  
SP123,500 SC6,272 DOM927  
SP98,000/2011

TAX SUBDIVISIONS  
KINSTON  
COUNTY/CITY OF KINSTON

MAP NUMBER  
451512960505  
RECORD NUMBER: 9009  
ROUTE 12110000  
LISTER: LNLEGLISH 5012023  
CARD NO  
1  
REVIEW:

809 LAROQUE AVE  
KINSTON NC 28501  
DEED: 1885 336

809 LAROQUE AV

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+---20---+
1         1
9         9
C         :
+-----31+-----+
1         :
1         1
B--18--+
+---+---18---5-8-+ 3+0--+
:         1         66
2         9         :E
7         :         6
:         +D12+---16--+
A         6         6
+-----37-----+G12+ 2
+6H         2         2
:         :
:         :
+F-16--+
  
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TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA6	.300	0307

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%*	=LND-VALUE
1	2G LOT	1.05LT	18000		1.00	1.00	18000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	21CBLDGS-NV	1*	1			1	1.00	.01	18900

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BR+FRAME	FWA/CAC	COMP SHNG	2.00STHT	
CONIWALL	BR+FRAME	FWA/CAC		'WALL	
	BR+FRAME	FWA/CAC		5 BDRM	

RES - IMP C AYB 1953 EYB 1972  
DIMENSIONS: A-DU27DR37DD27DL37 B-MR11MU27DU5DR18DD5DL18 C-MU27MR11MR17MU16DU19DR20DD19DL20 D-MU43MR28MR9MD35D  
R12DU16DR10DU19DL31DD11DR1DD5DR8DD19 E-MU8MR37MR12MU10DR3DU6DL3DD6 F-MU18MR49MD31DR16DU22DL16DD22 G-MD  
13MR49ML12MU15DR12DU6DL12DD6 H-MU2MR37MD2ML16DD4DL6DU4DR6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	CND%*	FMV
A	01 SINGLE F	999	2.00	79.84	.7735		61.756	1998	.95	117218					
	0112 FWA/CAC			2.00			2.000	999		1998					
	0104 BR+FRAME			1.50			1.500	999		1498					
	3.00 FULL BTH			3000.00			3000.000			9000					
	1.00 FP			3000.00			3000.000			3000					
B	01 SINGLE F	90	1.00	79.84	.7735		61.756	90	1.00	5558					
	0112 FWA/CAC			2.00			2.000	90		180					
	0104 BR+FRAME			1.50			1.500	90		135					
C	83 STOOP	380	1.00	14.32	.6248		8.947	380	1.00	3399					
D	01 SINGLE F	749	1.00	79.84	.7735		61.756	749	1.00	46255					
	0112 FWA/CAC			2.00			2.000	749		1498					
	0104 BR+FRAME			1.50			1.500	749		1123					
E	01 SINGLE F	18	1.00	79.84	.7735		61.756	18	1.00	1111					
	0112 FWA/CAC			2.00			2.000	18		36					
	0104 BR+FRAME			1.50			1.500	18		27					
F	79 CARPORT-	352	1.00	17.50	1.0000		17.500	352	1.00	6160					
G	01 SINGLE F	72	1.00	79.84	.7735		61.756	72	1.00	4446					
	0112 FWA/CAC			2.00			2.000	72		144					
	0104 BR+FRAME			1.50			1.500	72		108					
H	83 STOOP	24	1.00	14.32	.7695		11.019	24	1.00	264					

HSF: 2927.00 %COMP= 100  
MKT 78.00 STRUCTURE VALUE: 69.40 OGRCN/HSF 203159 1.00 203159 - .45- .03= 84541  
28.88 FMV/HSF 84541

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	18900	18900	100%	WD		103441
OTHERFEAT			%	06122020		
STRUCTURE	84541	84541	100%	1885-336		
TOTAL	103441	103441	100%	90000	0114%	
						63000LV/AC
						TV/HSF
						SP/HSF
						APPRAISED-VALUE: 103441