

+OWNERSHIP 1007387 2024 1/04/2024  
 MOONRIDGE PROPERTIES LLC

PROPERTY DESCRIPTION  
 602 LARKSPUR RD  
 RENTAL PROPERTY R350PM/20

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER 452615534739  
 RECORD NUMBER: 9012  
 ROUTE 15287000  
 LISTER: LNLEGLISH 5012023  
 CARD NO 1  
 REVIEW:

P O BOX 5622  
 KINSTON NC 28503  
 DEED: 1841 376

602 LARKSPUR RD

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+-----35-----+-----7--+
:                               4       4
:                               +B--7--+
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:                               :
:                               :
:                               :
2                               :
7                               2
:                               3
:                               :
:                               :
:                               :
A                               :
+-----16-----+-----7--+
:                               4       4
:                               :       C
+-----4-----+-----19-----+
  
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TOPO	STREET	UTILITY	ZONING	.220 ACRES	NBHD
			RA6		0202

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	1L LOT	1.00LT	5000		1.00	1.00	5000

LAND VALUE: 5000

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	FWA/CAC	COMP SHNG	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP D AYB 1953 EYB 1957  
 DIMENSIONS: A-DU27DR35DD4DR7DD23DL7DD4DL19DU4DL16 B-MR35MU23DR7DU4DL7DD4 C-MU23MR35MR7MD23ML7MD4ML19DU4DL4 DD4DR4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%	-CND%=	FMV
A	01 SINGLE F	1182	1.00	79.84	.8834		70.530	1182	1.00	83366					
	0112 FWA/CAC			2.00			2.000	1182		2364					
	0102 VINYL							1182							
	1.00 FULL BTH			3000.00			3000.000			3000					
B	82 PORCH-EN	28	1.00	66.03	.6651		43.916	28	1.00	1229					
C	81 PORCH	16	1.00	31.91	.8101		25.850	16	1.00	413					
			HSF:	1182.00			%COMP: 100			90372	.86	77719	-.60-	=	19430
			MKT	62.50			STRUCTURE VALUE:			65.75	OGRCN/HSF	16.43	FMV/HSF		19430

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	5000	5000	100%	WD		24430
OTHERFEAT				10162018		
STRUCTURE	19430	19430	100%	1841-376		
TOTAL	24430	24430	100%	510000	0004%	

APPRaised-VALUE: 24430