OWNERSHIP 1001838 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
MINNESOTT LANDING LLC	814 DARBY	KINSTON	452617001287	1
	L50K/16		RECORD NUMBER: 9391	
2298 AUTUMN DRIVE		COUNTY/CITY OF KINSTON	ROUTE 17190000	
KINSTON NC 28501			LISTER: LNLENGLISH 5012023	
DEED: 1791 525	814 DARBY AV		REVIEW:	

```
        +-6-+
+------24------+
:              :
:              1
:              2
:              :
:              +------22------+
3                             :
5                             :
:                             :
:                             :
:                             3
:                             1
:                             :
A                             :
+-----19+---+                 :
        B   :                 :
        8   8                 :
        +-6-+--------27-------+
```

TOPO	STREET	UTILITY	ZONING	.270 ACRES	NBHD
			RA6		0225
			NOTES:01 SALE 37.500 12/16 01 (SHORT SALE)		

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%		=LND-VALUE
1	1V LOT	1.00LT	10000		1.00	1.00	10000	10000
LAND VALUE:								10000

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

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

RES - IMP D AYB 1954 EYB 1967

DIMENSIONS: A-DU35DR24DD12DR22DD31DL27DU8DL19 B-MR13DD8DR6DU8DL6 C-MR13ML1MU35DU4DR6DD4DL6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%	-CND%	= FMV
A	01 SINGLE F	1562	1.00	79.84	.8394		67.017	1562	1.00	104680					
	0112 FWA/CAC			2.00			2.000	1562		3124					
	0103 BRICK			3.00			3.000	1562		4686					
	1.00 FULL BTH			3000.00			3000.000			3000					
	1.00 FP			3000.00			3000.000			3000					
	1.00 HALF BTH			1800.00			1800.000			1800					
B	81 PORCH	48	1.00	31.91	.8101		25.850	48	1.00	1240					
C	83 STOOP	24	1.00	14.32	.7695		11.019	24	1.00	264					

HSF: 1562.00 %COMP: 100 RPCN: 121794 .86 104742 - .50- = 35350

MKT 67.50 STRUCTURE VALUE: 67.05 QGRCN/HSF 22.63 FMV/HSF 35350

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE 45350
LAND			10000	10000	100%	UNK		37037LV/AC	
OTHERFEAT					%	11262002			
STRUCTURE			35350	35350	100%	1296 -0110		TV/HSF	
TOTAL			45350	45350	100%	76000	0059%	SP/HSF	

APPRAISED-VALUE: 45350