

+OWNERSHIP 36595 2025 2/22/2025
 TURIK SCOTT A & ANNETTE W

PROPERTY DESCRIPTION
 2407 SPARRE DR LOT 13 C
 2407 SPARRE DR

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 451611750285 1
 RECORD NUMBER: 11333
 ROUTE 11098000
 LISTER: LNREVALTM 10232024
 REVIEW: JW 12302022

1902 CAMBRIDGE DR
 KINSTON NC 28504
 DEED: 1869 591

TCM
 +-----23-----+---19-----+
 8 : :
 +-----24-----+ : :
 : : 2 : 2
 1 : : 4 : 4
 6 : : : :
 F 3-11---+ : :
 +---+8---+ 3---23-----+ +1
 8 8 : :
 +---C16---+ : :
 : : : :
 : : 3 : 3
 : : 2 : 2
 2 4 : :
 4 : : : :
 : : : :
 : A +D62 : :
 +---16---B+-----27-----2 +---21-----+
 +-6+

2407 SPARRE DR
 TOPO STREET UTILITY ZONING .586 ACRES NBHD
 100YR-FZ RA8 00417
 NOTES:01 STORAGE BLDG FOR 2007

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	BS BUILD SITE	.58AC	47478	1.00 1.00	28781 16693

LAND VALUE: 16693

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
2	17CFRM-BLDG	16* 20	15.50	.96	14.880	320	1.00 .55 2143

OTHER VALUE: 2143

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPRECIATION 49YR
BRICK	BRICK	GAS-PACK	COMP SHNG	1.00STHT	
BRICK	BRICK	GAS-PACK	COMP SHNG	'WALL	
				3 BDRM	

RES - IMP C AYB 1976 EYB
 DIMENSIONS: A-DU24DL8DU8DR8DU3DR11DD3DR23DU24DR19DD24DR1DD32DL21DU2DL6DD2DL27 B-DL16DU24DR16DD24 C-MU24ML8D
 L8DU8DR8DD8 D-MR27MU2DR6DD4DL6DU4 F-ML16MU32MR3DU16DR24DU8DR23DD24DL23DU3DL11DD3DL13

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	2269	1.00	120.00	.7600		91.200	2269	1.00	206932				
	0111 GAS-PACK			2.20			2.200	2269		4991				
	0103 BRICK			3.20			3.200	2269		7260				
	2.00 FULL BTH			3500.00			3500.000			7000				
	1.00 FP			3700.00			3700.000			3700				
B	01 SINGLE F	384	1.00	120.00	.7600		91.200	384	1.00	35020				
	0111 GAS-PACK			2.20			2.200	384		844				
	0103 BRICK			3.20			3.200	384		1228				
	384.00 CPT/VINL													
	384.00 GAS													
	384.00 GBALE													
	384.00 DRY WALL													
C	78 UTILITYB	64	1.00	27.80	1.1000		30.580	64	1.00	1957				
D	83 STOOP	24	1.00	12.00	1.1000		13.200	24	1.00	316				
F	84 DECK	903	1.00	16.70	.9000		15.030	903	1.00	13572				
			HSF:	2653.00		%COMP: 100			RPCN:	288130	1.00	288130	-.30-	= 201691
			MKT	100.00		STRUCTURE VALUE:		108.60	OGRCN/HSF			76.02	FMV/HSF	201691

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	16693	20000	83%	WD		28486LV/AC
OTHERFEAT	2143	4000	53%	11042019		
STRUCTURE	201691	102038	197%	1869-591		TV/HSF
TOTAL	220527	126038	174%		0000%	SP/HSF

APPRaised-VALUE: 220527