

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

PROPERTY DESCRIPTION
 1303 HYMAN AVE
 1303 HYMAN AV

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER 452507585947
 CARD NO 1
 RECORD NUMBER: 10027
 ROUTE 7068000
 LISTER: LNLEGLISH 5012023
 REVIEW:

P O BOX 5622
 KINSTON NC 28503
 DEED: 1841 376

1303 HYMAN AV

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+-----25-----+
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:                   :
:                   :
:                   :
:                   :
+-7--+             :
: 4                 : 4
: 1                 : 1
:                   :
:                   :
1                   :
6                   :
:                   :
:                   : +-4+
:                   : 4
+-7-B+             :
:                   :
A                   :
+-----25-----+
  
```

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
100YR-FZ			RA6	.250	0203

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1J LOT	1.00LT	4000		1.00	.90	3600

LAND VALUE: 3600

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

OTHER VALUE:

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

RES - IMP D AYB 1953 EYB 1942
 DIMENSIONS: A-DU41DR25DD41DL25 B-MU7DL7DU16DR7DD16 C-MU7MD7MR25MU7DR4DU4DL4DD4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	CND%*	FMV
A	01 SINGLE F	1025	1.00	79.84	.9052		72.271	1025	1.00	74077					
	0106 SPACEHTR							1025							
	0102 VINYL							1025							
	1.00 FULL BTH			3000.00			3000.000			3000					
B	81 PORCH	112	1.00	31.91	.6921		22.084	112	1.00	2473					
C	83 STOOP	16	1.00	14.32	1.0000		14.320	16	1.00	229					
			HSF:	1025.00			%COMP: 100		RPCN:	79779	.86	68609	-.75-	=	9434
			MKT	55.00			STRUCTURE VALUE:		66.93	OGRCN/HSF		9.20	FMV/HSF		9434

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	3600	3600	100%	WD		14400LV/AC
OTHERFEAT				10162018		
STRUCTURE	9434	9434	100%	1841-376		TV/HSF
TOTAL	13034	13034	100%	510000	0002%	SP/HSF
						APPRAISED-VALUE: 13034