

+OWNERSHIP 1014875  
 HENGST CHARLES  
 HENGST ELIZABETH  
 801 ROUNTREE ST  
 KINSTON NC 28501  
 DEED: 1932 514

2024 1/04/2024

PROPERTY DESCRIPTION  
 505 W WASHINGTON AVE  
 2 UNITS

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER  
 452509154208  
 RECORD NUMBER: 12467  
 ROUTE 9101000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

505 W WASHINGTON AV

+-----D--30-----+  
 0 1  
 C 0  
 +-----30-----+  
 : :  
 : :  
 : +  
 4 1  
 0 2  
 : E  
 : +  
 : :  
 : :  
 A :  
 ++-----33-----+  
 B 1  
 8-13--+ 0  
 2---17-----+

TOPO STREET UTILITY ZONING .210 ACRES NBHD  
 0318

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	LN LOT	1.00LT	6000		1.00	1.00	6000

LAND VALUE: 6000

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - APARTMENTS
BRICK	VINYL	SPACEHTR	COMP SHNG	1.00STHT	
CONIWALL	VINYL	SPACEHTR		9'WALL	
	VINYL	SPACEHTR		BDRM	

RES - IMP D AYB 1915 EYB 1946  
 DIMENSIONS: A-DU40DR33DD40DL33 B-MR3DD8DR13DD2DR17DU10DL30 C-MR3ML1MU40DU10DR30DD10DL30 D-MU40MR2MR10MU10DU4  
 DR7DD4DL7 E-MU50MR12MR21MD36DU12DR2DD12DL2

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	11 DUPLEX/T	1320	1.00	64.02	.8618		55.172	1320	1.00	72827				
	1106 SPACEHTR							1320						
	1102 VINYL			1.00			1.000	1320		1320				
B	81 PORCH	274	1.00	31.91	.6654		21.232	274	1.00	5817				
C	11 DUPLEX/T	300	1.00	64.02	.8618		55.172	300	1.00	16551				
	1106 SPACEHTR							300						
	1102 VINYL			1.00			1.000	300		300				
D	83 STOOP	28	1.00	14.32	.7695		11.019	28	1.00	308				
E	11 DUPLEX/T	24	1.00	64.02	.8618		55.172	24	1.00	1324				
	1106 SPACEHTR							24						
	1102 VINYL			1.00			1.000	24		24				
			HSF:	1644.00		%COMP: 100		RPCN:		98471	.86	84685	-.70-	= 19054
			MKT	75.00		STRUCTURE VALUE:			51.51	OGRCN/HSF		11.59	FMV/HSF	19054

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	6000	6000	100%	UNK		25054
OTHERFEAT			%	11222005		
STRUCTURE	19054	19054	100%	1449 -0413		
TOTAL	25054	25054	100%	24500	0102%	

APPRaised-VALUE: 25054