

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

PROPERTY DESCRIPTION
 2227 HAWTHORNE AVENUE
 RENTAL PROPERTY R350PM/20

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452615641471 1
 RECORD NUMBER: 13854
 ROUTE 15222000
 LISTER: LNLEGLISH 5012023
 REVIEW:

P O BOX 5622
 KINSTON NC 28503
 DEED: 1841 376
 +-10--+
 C 6
 +++-12--+
 :
 : 1
 : 6
 : 4--13----+
 : +--13----+
 4
 0
 :
 :
 : 3
 : 2
 :
 :
 A
 +-----25+-----4
 B +-----13----+
 5--9---+

2227 HAWTHORNE AV
 TOPO STREET UTILITY ZONING .230 ACRES NBHD
 RA6 0202

NOTES:
 # LAND CLASS SIZE * RATE *SIZ%*DPT%*ADJ% =LND-VALUE
 1 1L LOT 1.00LT 5000 1.00 1.00 5000 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 GAS-PACK COMPSHNG 1.00STHT
 CONIWALL 'WALL 3 BDRM

RES - IMP D AYB 1955 EYB 1957
 DIMENSIONS: A-DU40DR12DD16DR13DU4DR13DD32DL13DU4DL25 B-MR16DD5DR9DU5DL9 C-MR16ML14MU40DU6DR10DD6DL10

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1208	1.00	79.84	.8774		70.051	1208	1.00	84621				
	0111 GAS-PACK			2.00			2.000	1208		2416				
	0102 VINYL							1208						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	45	1.00	31.91	.8101		25.850	45	1.00	1163				
C	81 PORCH	60	1.00	31.91	.8101		25.850	60	1.00	1551				
	HSF:			1208.00			%COMP: 100	RPCN:		92751	.86	79765	-.60-	= 19941
	MKT			62.50			STRUCTURE VALUE:	66.03	OGRCN/HSF			16.50	FMV/HSF	19941

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	5000	5000	100%	WD		24941
OTHERFEAT			%	10162018		21739LV/AC
STRUCTURE	19941	19941	100%	1841-376		TV/HSF
TOTAL	24941	24941	100%	510000	0004%	SP/HSF
						APPRAISED-VALUE: 24941