

+OWNERSHIP 1017660  
KINSTONWINDS LLC

2024 1/04/2024

PROPERTY DESCRIPTION  
1601 HYMAN AVENUE  
1601 HYMAN AV

TAX SUBDIVISIONS  
KINSTON

MAP NUMBER CARD NO  
452619503432 1  
RECORD NUMBER: 14583  
ROUTE 19103000  
LISTER: LNLEGLISH 5012023  
REVIEW:

12416 FIORENTINA ST  
CHARLOTTE NC 28277

DEED: 1961 858

1601 HYMAN AV

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TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA5	.180	0203
NOTES:01GAS PACK FOR 2016					

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

LAND VALUE:										4000
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU	
60	01CDETGAR-F	1*	1	19.11		1	1.00	.01	500	

OTHER VALUE:										500
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD					
BRICK	VINYL	SPACEHTR	COMP SHNG	1.00STHT						
CONIWALL				'WALL						
				2 BDRM						

RES - IMP D AYB 1950 EYB 1942  
DIMENSIONS: A-DU11DR6DU14DR32DD25DL38 B-MR16DD8DR10DU8DL10 C-MR16ML16MU11DR6DU7DL6DD7

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	866	1.00	79.84	.9310		74.331	866	1.00	64370				
	0106 SPACEHTR							866						
	0102 VINYL							866						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	80	1.00	31.91	.7271		23.201	80	1.00	1856				
C	81 PORCH	42	1.00	31.91	.8101		25.850	42	1.00	1085				
			HSF:	866.00			%COMP: 100	RPCN:		70311	.86	60467	-.75-	= 8314
			MKT	55.00			STRUCTURE VALUE:			69.82	OGRCN/HSF	9.60	FMV/HSF	8314

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	4000	4000	100%	UNK		2222LV/AC
OTHERFEAT	500	500	100%	12152017		
STRUCTURE	8314	8314	100%	1818-270		TV/HSF
TOTAL	12814	12814	100%	17500	0073%	SP/HSF

APPRAISED-VALUE: 12814