

+OWNERSHIP 18419 2024 1/04/2024  
G & W OF NC LLC

PROPERTY DESCRIPTION  
100 N BYNUM BL  
SP168,050/2011

TAX SUBDIVISIONS  
KINSTON  
COUNTY/CITY OF KINSTON

MAP NUMBER 453517112829  
CARD NO 1  
RECORD NUMBER: 27009  
ROUTE 17049000  
LISTER: LNLEGLISH 5012023  
REVIEW:

3206 WALLACE FAMILY ROAD  
KINSTON NC 28501  
DEED: 1632 412

100 N BYNUM BL

TOPO	STREET	UTILITY	ZONING	9.090	ACRES	NBHD
812-44-+			RA6			0213
2B6			NOTES:01 OLD BYNUM ELEMENTARY			
0+						
:						
6						
5						
:						
2-41-+						
8						
:						
+33+						
5						
2						
:						
+----100---5						
A						
:						
+--44-1						

-----186-----+  
3  
8  
3  
+-----186-----0  
+--60--+  
5  
8  
3  
DC  
1  
3  
4  
9  
4  
+--39--+  
2  
E5  
3  
2+--60--+

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	13CBS-PAVED	9.09AC	10000	1.00	1.00	1.00	10000 90900
LAND VALUE: 90900							
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
60	93CSITEIMPR	1* 1				1	1.00 .01 7500
OTHER VALUE: 7500							
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR	- COMMERCIAL	
CONCRETE	BRICK	HEATPUMP	METAL	1.00STHT			
SLAB	BRICK	INDVL-HP	RUBBER	'WALL			
		HEATPUMP		BDRM			

COMM - IMP C AYB 1901 EYB 1930  
DIMENSIONS: A-DU25DL100DU52DR33DU28DR41DU65DL10DU26DR44DU32DR186DD30DL3DD8DR3DD30DL186DD83DR82DD3DR94DU11DR39DD  
44DL39DD23DL140DD18DL44 B-MU25ML100MU52MR33MU28MR41MU65ML10MU11DL12DU18DR12DD18 C-MU181ML36MU15MR44MU  
32MR186MD68ML186MD83MR82MD3MR94MU11MR39MU9DR12DU59DR60DD139DL60DU15DL12DU65 D-MU94MR223DR12DU15DL

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV	
A	51 SCHOOL	36360	1.00	95.20	1.0000		95.200	36360	1.00	3461472					
	5110 HEATPUMP			9.50			9.500	36360		345420					
	5116 INDVL-HP			4.25			4.250	36360		154530					
	5103 BRICK							36360							
B	77 UTILITY	216	1.00	27.50	1.0000		27.500	216	1.00	5940					
C	51 SCHOOL	9120	1.00	95.20	1.0000		95.200	9120	1.00	868224					
	5110 HEATPUMP			9.50			9.500	9120		86640					
	5116 INDVL-HP			4.25			4.250	9120		38760					
	5103 BRICK							9120							
D	81 PORCH	180	1.00	31.91	.6658		21.245	180	1.00	3824					
E	81 PORCH	96	1.00	31.91	.7271		23.201	96	1.00	2227					
HSF: 45480.00 %COMP: 100											RPCN: 4967037 1.00		4967037 - .87- .75=		116228
MKT 72.00											STRUCTURE VALUE: 109.21 OGRCN/HSF		2.55 FMV/HSF		116228

