

+OWNERSHIP 1006935 2024 1/04/2024
 DAHAN EYAL
 6259 WARNER DR
 LOS ANGELES CA 90048
 DEED: 1838 769

PROPERTY DESCRIPTION
 608 HINES AVENUE
 608 HINES AV
 608 HINES AV

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 451512853815 1
 RECORD NUMBER: 4987
 ROUTE 12203000
 LISTER: LNLGLISH 5012023
 REVIEW:

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+-9-+-16--+
1      :
+-71    2
5      4
B      :
+--18--+
1      24--22---+
4      1      1
C      D      2
+-----+-64-----+
:      :      1
3      :      4
4      +---22---+
      8 8
:      +---10+E4
:      1
A      2
+----3F2-----+
36+
  
```

TOPO STREET UTILITY ZONING .530 ACRES NBHD
 RO 0303

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1R LOT	1.50LT	8000		1.00	1.00	12000

LAND VALUE:

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	27CSTGBLD	1*	10.00			1	1.00	.01	2500

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	HEATPUMP	LAMSHNGL	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP D AYB 1949 EYB 1967
 DIMENSIONS: A-DU34DR64DD14DL22DD8DL10DD12DL32 B-MR26MU48DU15DL7DU11DR9DD2DR16DD24DL18 C-MU48MR26MD14DU14DR18
 DD4DL2DD10DL16 D-MU34MR26MR16DU12DR22DD12DL22 E-MU34MR42MD22DR4DU8DL4DD8 F-MU12MR42MD12ML23DL6DD3DR
 6DU3

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	CND%*	FMV
A	01 SINGLE F	1616	1.00	79.84	.8350		66.666	1616	1.00	107732					
	0110 HEATPUMP			2.00			2.000	1616		3232					
	0102 VINYL							1616							
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 FP			3000.00			3000.000			3000					
B	85 PATIO-BR	513	1.00	7.50	1.0000		7.500	513	1.00	3847					
C	81 PORCH	232	1.00	31.91	.6654		21.232	232	1.00	4925					
D	75 GAR FINE	264	1.00	29.97	.8797		26.364	264	1.00	6960					
E	81 PORCH	32	1.00	31.91	.8101		25.850	32	1.00	827					
F	83 STOOP	18	1.00	14.32	1.0000		14.320	18	1.00	257					
			HSF:	1616.00		%COMP: 100		RPCN:		136780	.86	117630	-.50-	=	32348
			MKT	55.00		STRUCTURE VALUE:		72.79		OGRCN/HSF		20.01	FMV/HSF		32348

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	12000	12000	100%	WD		22641LV/AC
OTHERFEAT	2500	2500	100%	09072018		
STRUCTURE	32348	32348	100%	1838-769		TV/HSF
TOTAL	46848	46848	100%	21000	0223%	SP/HSF

APPRAISED-VALUE: 46848