

+OWNERSHIP 1017660  
KINSTONWINDS LLC

2024 1/04/2024

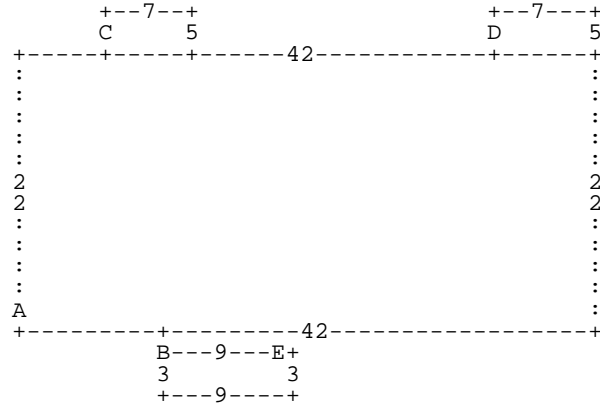
PROPERTY DESCRIPTION  
613 MADISON AVE  
613 MADISON AV

TAX SUBDIVISIONS  
KINSTON  
COUNTY/CITY OF KINSTON

MAP NUMBER  
452617108372  
RECORD NUMBER: 5759  
ROUTE 17023000  
LISTER: LNLEGLISH 5012023  
REVIEW:

12416 FIORENTINA ST  
CHARLOTTE NC 28277  
DEED: 1961 862

613 MADISON AV



TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA6	.230	0225

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	1V LOT	1.00LT	10000		1.00	1.00	10000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	21CBLDGS-NV	1*	1			1	1.00	.01	

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	FWA/CAC	COMPSHNG	1.00STHT 'WALL 3 BDRM	

RES - IMP D AYB 1953 EYB 1977  
DIMENSIONS: A-DU22DR42DD22DL42 B-MR11DD3DR9DU3DL9 C-MR11ML5MU22DU5DR7DD5DL7 D-MU22MR6MR29DU5DR7DD5DL7 E-MU22MR  
35ML15MD25DL9DD3DR9DU3

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV	
A	01 SINGLE F	924	1.00	79.84	.9217		73.588	924	1.00	67995					
	0112 FWA/CAC			2.00			2.000	924		1848					
	0103 BRICK			3.00			3.000	924		2772					
	1.00 FULL BTH			3000.00			3000.000			3000					
B	81 PORCH	27	1.00	31.91	.8101		25.850	27	1.00	697					
C	83 STOOP	35	1.00	14.32	.7695		11.019	35	1.00	385					
D	78 UTILITYB	35	1.00	28.50	1.0000		28.500	35	1.00	997					
E	83 STOOP	27	1.00	14.32	.7695		11.019	27	1.00	297					
				HSF:	924.00	%COMP:	100	RPCN:		77991	.86	67072	-.40-	=	27164
				MKT	67.50	STRUCTURE VALUE:		72.58	OGRCN/HSF			29.39	FMV/HSF		27164

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	10000	10000	100%	WD		43478LV/AC
OTHERFEAT			%	11102021		
STRUCTURE	27164	27164	100%	1936-157		TV/HSF
TOTAL	37164	37164	100%	232500	0015%	SP/HSF

APPRAISED-VALUE: 37164