

+OWNERSHIP 1002059 2024 1/04/2024  
MCKESSON PROPERTIES LLC

610-B LYNNDALE CT STE B  
GREENVILLE NC 27858  
DEED: 1795 549

PROPERTY DESCRIPTION  
505 W LENOIR AVE  
3 UNITS

505 W LENOIR AV

TAX SUBDIVISIONS  
KINSTON  
COUNTY/CITY OF KINSTON

MAP NUMBER 452509154623  
RECORD NUMBER: 8585  
ROUTE 9144000  
LISTER: LNLEGLISH 5012023  
REVIEW:

CARD NO  
1

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+-----24-----+
1          :
6          1
:          6
++D-----24-----++
:          37--+
1          1
6          0
:          +-8-+
2+        +---10-+
:          1      :
1          8      :
+---18--C8 :          :
:          :          2
1          A      +-----26-----+ 6
9          +---16--3
:          B      :
:          1      :
+---18--0-----26-----+

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TOPO	STREET	UTILITY	ZONING	.250 ACRES	NBHD
					0318

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	LN LOT	1.05LT	6000		1.00	1.00	6000
							6300

LAND VALUE: 6300

#	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 - APARTMENTS
BRICK	WOOD	SPACEHTR	SLATE	2.00STHT	
CONIWALL	WOOD	SPACEHTR		10'WALL BDRM	

RES - IMP C AYB 1901 EYB 1936  
DIMENSIONS: A-DU18DL2DU16DR29DD3DR7DD10DR8DD18DL26DD3DL16 B-DD10DR26DU3DR26DU26DL10DD16DL26DD3DL16 C-MU9DL18DD  
19DR18DU19 D-MU9MU25DR24DU16DL24DD16

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY%	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	11 DUPLEX/T	1257	2.00	64.02	.7735		49.519	2514	.95	118266					
	1106 SPACEHTR							1257							
	1101 WOOD							1257							
B	81 PORCH	710	1.00	31.91	.6625		21.140	710	1.00	15009					
C	79 CARPORT-	342	1.00	17.50	1.0000		17.500	342	1.00	5985					
D	11 DUPLEX/T	384	1.00	64.02	.7735		49.519	384	1.00	19015					
	1106 SPACEHTR							384							
	1101 WOOD							384							
			HSF:	2898.00		%COMP: 100		RPCN:		158275	1.00	158275	-.75-	.01=	33297
			MKT	75.00		STRUCTURE VALUE:		54.61		OGRCN/HSF		11.48	FMV/HSF		33297

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	6300	6300	100%	WD		25200LV/AC
OTHERFEAT			%	02212017		
STRUCTURE	33297	33297	100%	1795-549		TV/HSF
TOTAL	39597	39597	100%	20000	0197%	SP/HSF
						APPRaised-VALUE: 39597