



**LOCATION**

<b>Property Address</b>	1939 Kent St Wilmington, NC 28403-2350
<b>Subdivision</b>	Sixteenth - Seventeenth Street
<b>County</b>	New Hanover County, NC

**GENERAL PARCEL INFORMATION**

<b>Parcel ID/Tax ID</b>	R05411-004-005-000
<b>Alternate Parcel ID</b>	
<b>Account Number</b>	
<b>District/Ward</b>	Wilmington City
<b>2020 Census Trct/Blk</b>	102/3
<b>Assessor Roll Year</b>	2025

**PROPERTY SUMMARY**

<b>Property Type</b>	Commercial
<b>Land Use</b>	Business
<b>Improvement Type</b>	Warehouse Storage
<b>Square Feet</b>	5000

**CURRENT OWNER**

<b>Name</b>	Modern Urban Development LLC
<b>Mailing Address</b>	Po Box 4812 Wilmington, NC 28406-1812

**SCHOOL ZONE INFORMATION**

<b>Forest Hills Elementary School</b>	0.4 mi
Elementary: K to 5	Distance
<b>Williston Middle School</b>	0.9 mi
Middle: 6 to 8	Distance
<b>John T. Hoggard High School</b>	2.5 mi
High: 9 to 12	Distance

**SALES HISTORY THROUGH 09/12/2025**

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
3/31/2022	\$1,500,000	Modern Urban Development LLC	Ljwn LLC	Warranty Deed	4	6556/1416 2022014497
3/31/2016		Dab Corporation	Ingram Sue C	Quit Claim Deed	4	5959/1269
3/14/2016	\$710,000	Ljwn LLC	Dab Corp	Warranty Deed	4	5959/1273 2016009255
7/15/2005		Dab Corporation	Ingram Arch C Daisy S	Deed		4876/3106

1/13/2004	Dab Corporation	Ingram Arch C Daisy S	Deed	2	4158/281
9/1/1973	Ingram Arch C			2	983/7

**TAX ASSESSMENT**

Appraisal	Amount	Assessment	Amount
Appraisal Year	2025	Assessment Year	2025
Appraised Land	\$99,700	Assessed Land	
Appraised Improvements	\$365,300	Assessed Improvements	
Total Tax Appraisal	\$465,000	Total Assessment	\$465,000
		Exempt Amount	
		Exempt Reason	

**TAXES**

Tax Year	Fire District Taxes	County Taxes	Total Taxes
2025	\$1,313.63	\$1,371.75	\$2,736.53
2024	\$894.18	\$913.34	\$1,852.23
2023	\$840.96	\$906.95	\$1,799.01
2022	\$840.96	\$900.35	\$1,809.65
2021	\$810.72	\$916.32	\$1,822.00
2020	\$955.43	\$939.91	\$2,019.37
2019	\$955.43	\$939.91	\$2,019.37
2018	\$955.43	\$939.91	\$2,019.37
2017	\$929.75	\$968.66	\$2,022.44
2016	\$867.18	\$990.55	\$1,981.10
2013	\$804.60	\$990.55	\$1,795.15

**MORTGAGE HISTORY**

No mortgages were found for this parcel.

**FORECLOSURE HISTORY**

No foreclosures were found for this parcel.

**PROPERTY CHARACTERISTICS: BUILDING**

**Building # 1**

Type	Warehouse Storage	Condition		Units
Year Built	1976	Effective Year	1990	Stories
BRs		Baths	F H	Rooms

Total Sq. Ft. 5,000

Building Square Feet (Living Space)	Building Square Feet (Other)
Base Area 5000	

**- CONSTRUCTION**

Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Millwork
Common Wall	Floor Finish
Foundation	Interior Finish Normal
Floor System	Air Conditioning

<b>Exterior Wall</b>	Metal, Light	<b>Heat Type</b>	Hot Air
<b>Structural Framing</b>		<b>Bathroom Tile</b>	
<b>Fireplace</b>		<b>Plumbing Fixtures</b>	
<b>- OTHER</b>			
<b>Occupancy</b>		<b>Building Data Source</b>	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Pavement / Asphalt	3950		

PROPERTY CHARACTERISTICS: LOT

<b>Land Use</b>	Business	<b>Lot Dimensions</b>	
<b>Block/Lot</b>	/108R	<b>Lot Square Feet</b>	16,422
<b>Latitude/Longitude</b>	34.228164°/-77.920726°	<b>Acreage</b>	0.377

PROPERTY CHARACTERISTICS: UTILITIES/AREA

<b>Gas Source</b>		<b>Road Type</b>	
<b>Electric Source</b>		<b>Topography</b>	Level With Street
<b>Water Source</b>		<b>District Trend</b>	
<b>Sewer Source</b>		<b>Special School District 1</b>	
<b>Zoning Code</b>	CB	<b>Special School District 2</b>	
<b>Owner Type</b>			

LEGAL DESCRIPTION

<b>Subdivision</b>	Sixteenth - Seventeenth Street	<b>Plat Book/Page</b>	
<b>Block/Lot</b>	/108R	<b>District/Ward</b>	Wilmington City
<b>Description</b>	Lot 108R Spofford Subd		

INTERNET ACCESS

courtesy of Fiberhomes.com

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	3720312700K	08/28/2018

LISTING ARCHIVE

No Listings found for this parcel.