

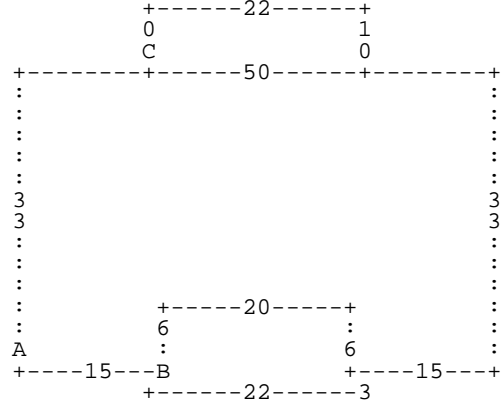
+OWNERSHIP 1001677 2024 1/04/2024
 ANDOVER PARK LP

PROPERTY DESCRIPTION
 SR 2029 TRACT C
 DALY WALDROP RD
 ANDOVER PARK APTS
 2127 DALY WALDROP RD

TAX SUBDIVISIONS
 FALLING CREEK
 COUNTY/CITY OF KINSTON

MAP NUMBER 450603341191
 RECORD NUMBER: 100176
 ROUTE 3071000
 LISTER: LNLEGLISH 5012023
 CARD NO 1

3924 BROWNING PLACE STE 1
 RALEIGH NC 27609
 DEED: 1778 209



TOPO	STREET	UTILITY	ZONING	5.730 ACRES	NBHD
					0995

NOTES:01 COMPLETE FOR 2018 USING
 01 INCOME APPROACH

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	10LLAND	5.73AC	40000	1.00	1.00	1.00	229200

LAND VALUE: 229200

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
2	24CSHELTER	16* 22	8.00			352	1.00		4387
3	24CSHELTER	16* 22	8.00			352	1.00		4386

OTHER VALUE: 8773

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	VINYL	HEATPUMP	LAMSHNGL	1.00STHT 10'WALL BDRM	

COMM - IMP C AYB 2017 EYB GFL
 DIMENSIONS: A-DU33DR50DD33DL15DU6DL20DD6DL15 B-MR14DR1DU6DR20DD6DR1DD3DL22DU3 C-MU33MR14DU10DR22DD10DL22

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	CND%*	FMV
A	30 OFC-AVG	1530	1.00	103.66	.9151	.95	90.116	1530		137877					
	3010 HEATPUMP							1530							
	3002 VINYL			5.08-			5.080-	1530		7772-					
B	81 PORCH	186		31.91	.6658		21.245	186		3951					
C	8161 PORCH-SC	220		35.91	.6261		22.483	220		4946					
D	98 SPINKLER	1530		4.00	.9248		3.699	1530		5659					
				HSF:	1530.00	%COMP: 100		RPCN:		143756	1.00	143756	-	- .05=	136569
STRUCTURE VALUE:										93.95	OGRCN/HSF	89.26	FMV/HSF		136569

+OWNERSHIP 1001677 2024 1/04/2024
 ANDOVER PARK LP

PROPERTY DESCRIPTION
 SR 2029 TRACT C
 DALY WALDROP RD
 ANDOVER PARK APTS
 2127 DALY WALDROP RD

TAX SUBDIVISIONS
 FALLING CREEK
 COUNTY/CITY OF KINSTON

MAP NUMBER 450603341191
 RECORD NUMBER: 100176
 ROUTE 3071000
 LISTER: LNLEGLISH 5012023
 REVIEW:

3924 BROWNING PLACE STE 1
 RALEIGH NC 27609
 DEED: 1778 209

+---15---+C9-+E510-+5+-9-+---15---+
 6 6 6 : I K 6 6
 +-13-+ +-15-+-+ +-14-+-+ +-13-+-+
 : : : : :
 : : : : :
 : : : : :
 4 4 4 4
 4 4 4 4
 : : : : :
 : : : : :
 : : : : :
 A F G :
 +-13-6 B-15D-+ +H1J4-6 +-13-+-+
 +---15---6-9-65: +5+-9-+---15---6
 1 :
 8 :
 : :
 +-10+

TOPO	STREET	UTILITY	ZONING	5.730 ACRES		NBHD	
						0995	
NOTES:							
#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%*	=LND-VALUE
LAND VALUE: 229200							
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
		*					
		*					
		*					
		*					
		*					
		*					
OTHER VALUE: 8773							

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	HEATPUMP	LAMSHNGL	3.00STHT	
CONCRETE	VINYL	HEATPUMP	LAMSHNGL	'WALL	
	BRICK			BDRM	

COMM - IMP C AYB 2017 EYB GFL
 DIMENSIONS: A-DU44DR13DU6DR15DD6DR15DD44DL15DD6DL15DU6DL13 B-MR13MD6MR15DU6DR9DD6DL9 C-MU44MR13MU6MR15DR9DD
 6DL9DU6 D-MR13MD6MR24DU6DR5DD6DL5 E-MU44MR13MU6MR24DR5DD6DL5DU6 F-MR42DU53DR10DD71DL10DU18 G-MR52DU
 44DR14DU6DR15DD6DR13DD44DL13DD6DL15DU6DL14 H-MR52DR5DD6DL5DU6 I-MU44MR52DU6DR5DD6DL5 J-MR57DR9D

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	12 MULTI-FA	2072	3.00	57.92	.8164		47.285	6216		293923				
	1210 HEATPUMP			2.00			2.000	2072		4144				
	1203 BRICK			3.00			3.000	2072		6216				
B	81 PORCH	54		31.91	.8101		25.850	54		1395				
C	81 PORCH	54		31.91	.8101		25.850	54		1395				
D	77 UTILITY	30		27.50	1.0000		27.500	30		825				
E	77 UTILITY	30		27.50	1.0000		27.500	30		825				
F	81 PORCH	710		31.91	.6625		21.140	710		15009				
G	12 MULTI-FA	2028	3.00	57.92	.8164		47.285	6084		287681				
	1210 HEATPUMP			2.00			2.000	2028		4056				
	1203 BRICK			3.00			3.000	2028		6084				
H	77 UTILITY	30		27.50	1.0000		27.500	30		825				
I	77 UTILITY	30		27.50	1.0000		27.500	30		825				
J	81 PORCH	54		31.91	.8101		25.850	54		1395				
K	81 PORCH	54		31.91	.8101		25.850	54		1395				
HSF:				12300.00	%COMP: 100		RPCN: 627175 1.00		627175 - - .05=		595817			
STRUCTURE VALUE:				50.98	QGRGN/HSF		48.44		FMV/HSF		595817			

+OWNERSHIP 1001677 2024 1/04/2024
 ANDOVER PARK LP

PROPERTY DESCRIPTION
 SR 2029 TRACT C
 DALY WALDROP RD
 ANDOVER PARK APTS

TAX SUBDIVISIONS
 FALLING CREEK
 COUNTY/CITY OF KINSTON

MAP NUMBER 450603341191
 RECORD NUMBER: 100176
 ROUTE 3071000
 LISTER: LNLEGLISH 5012023
 CARD NO 5
 REVIEW:

3924 BROWNING PLACE STE 1
 RALEIGH NC 27609
 DEED: 1778 209
 +-26--C1E410+ +10RT14--26--+
 3 : IK1515-+ 515-M10: :
 +1 : +14+ 5--26--+ 514+ :
 : : : :
 : 6 4 4 6 3
 3 0 4 4 0 6
 6 : : : :
 : : G U : :
 3 F 4HJ5 +--26--5 1L4N P +
 A B4D+ :10+-155 +-155051 QS41 1
 +--26-1059 : :10+--26--3
 +10+ +10+

TOPO	STREET	UTILITY	ZONING	5.730 ACRES	NBHD
					0995

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE

LAND VALUE: 229200

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=	OFB-VALU

OTHER VALUE: 8773

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	HEATPUMP		3.00STHT	
CONCRETE	VINYL	HEATPUMP		'WALL	
CONCRETE	BRICK	HEATPUMP		BDRM	

COMM - IMP C AYB 2017 EYB
 DIMENSIONS: A-DU13DL1DU36DR1DU13DR26DD1DR14DD60DL14DD1DL26 B-MR26DU1DR10DD5DL10DU4 C-MU62MR26DU4DR10DD5DL10
 DU1 D-MR36DU1DR4DD5DL4DU4 E-MU62MR36DU4DR4DD5DL4DU1 F-MR26MU1MR14DU69DR10DD78DL10DU9 G-MR50MU9DU
 44DR14DU5DR15DD5DR26DU5DR15DD5DR14DD4DL14DD5DL15DU5DL26DD5DL15DU5DL14 H-MR50MU9DR4DD5DL4DU5 I

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	12 MULTI-FA	2488	3.00	57.92	.7809		45.229	7464	337589				
	1210 HEATPUMP			2.00			2.000	2488	4976				
	1203 BRICK			3.00			3.000	2488	7464				
	488.00 OTHER												
B	81 PORCH	50		31.91	.8101		25.850	50	1292				
C	81 PORCH	50		31.91	.8101		25.850	50	1292				
D	77 UTILITY	20		27.50	1.0000		27.500	20	550				
E	77 UTILITY	20		27.50	1.0000		27.500	20	550				
F	81 PORCH	780		31.91	.6622		21.130	780	16481				
G	12 MULTI-FA	3996	3.00	57.92	.7809		45.229	11988	542205				
	1210 HEATPUMP			2.00			2.000	3996	7992				
	1203 BRICK			3.00			3.000	3996	11988				
	996.00 OTHER												
H	77 UTILITY	20		27.50	1.0000		27.500	20	550				
I	77 UTILITY	20		27.50	1.0000		27.500	20	550				
J	81 PORCH	50		31.91	.8101		25.850	50	1292				
K	81 PORCH	50		31.91	.8101		25.850	50	1292				
L	81 PORCH	50		31.91	.8101		25.850	50	1292				
M	81 PORCH	50		31.91	.8101		25.850	50	1292				
N	77 UTILITY	20		27.50	1.0000		27.500	20	550				
O	77 UTILITY	20		27.50	1.0000		27.500	20	550				
P	12 MULTI-FA	2488	3.00	57.92	.7809		45.229	7464	337589				
	1210 HEATPUMP			2.00			2.000	2488	4976				
	1203 BRICK			3.00			3.000	2488	7464				
	488.00 OTHER												
Q	77 UTILITY	20		27.50	1.0000		27.500	20	550				
R	77 UTILITY	20		27.50	1.0000		27.500	20	550				
S	81 PORCH	50		31.91	.8101		25.850	50	1292				

T 81	PORCH		50		31.91	.8101		25.850	50		1292				
U 81	PORCH		780		31.91	.6622		21.130	780		16481				
				HSF:	26916.00		%COMP: 100		RPCN:	1312065	1.00	1312065	-	- .05=	1246462
							STRUCTURE VALUE:			48.74	QGRCN/HSF		46.30	FMV/HSF	1246462

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	229200	229200	100%	WD		40000LV/AC
OTHERFEAT	8773	8773	100%	06302016		
STRUCTURE	1978848	1978848	100%	1778-209		TV/HSF
TOTAL	2216821	2216821	100%	240000	0923%	SP/HSF
						APPRAISED-VALUE: 2216821