

+OWNERSHIP 1020697 2024 1/04/2024
 RIJKDOM REALTY PARTNERS LLC

PROPERTY DESCRIPTION
 656 DR MLK JR BL
 UNIT C IS OFFICE
 NINE 2BR/1BATH UNITS

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER 452511651249
 CARD NO 1
 RECORD NUMBER: 11430
 ROUTE 11084000
 LISTER: LNHCOOKE 12052023
 REVIEW:

1418 SQUIRE RIDGE DR
 FUQUAY-VARINA NC 27526
 DEED: 2005 496

TOPO	STREET	UTILITY	ZONING	.280 ACRES			NBHD	
:	:	:	I1				0205	
2	:	:	NOTES:01 6/UNITS RENTED/HEATPUMP 2					
8	:	2	01 2/UNITS VACANT NEED REPAI					
:	:	8	#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
:	:	:	1	1H LOT	2.50LT	3000	1.00 1.00	3000 7500

+-----126-----+B-----+
 :
 2
 8
 :
 :
 +A-----126-----+-----

LAND VALUE: 7500

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - APARTMENTS
CONCRETE	CONBLOCK	HEATPUMP	COMP SHNG	2.00STHT	
SLAB	RPWINDOW			'WALL	
				BDRM	

RES - IMP D AYB 1901 EYB 1966
 DIMENSIONS: A-DR126DU28DL126DD28 B-MU28MR75DR8DU5DL8DD5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	12 MULTI-FA	3528	2.00	57.92	.8824		51.108	7056	.95	342582					
	1210 HEATPUMP			2.00			2.000	3528		7056					
	1209 CONBLOCK			2.00-			2.000-	3528		7056-					
B	78 UTILITYB	40	1.00	28.50	1.0000		28.500	40	1.00	1140					
			HSF:	7056.00			%COMP: 100		RPCN:	343722	.86	295600	-.60-	.25=	74934
			MKT	84.50			STRUCTURE VALUE:			41.89	OGRCN/HSF		10.61	FMV/HSF	74934

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	7500	7500	100%	WD		82434
OTHERFEAT			%	11032023		26785LV/AC
STRUCTURE	74934	74934	100%	2005-496		TV/HSF
TOTAL	82434	82434	100%	120000	0068%	SP/HSF

APPRAISED-VALUE: 82434