

+OWNERSHIP 1011756
MG COFFEE HOUSE LLC

2024 1/04/2024

PROPERTY DESCRIPTION
302 304 N HERRITAGE ST
2ND FLOOR NO VALUE

TAX SUBDIVISIONS
KINSTON
CNTY/CTY KINSTON/MUNI SVC

MAP NUMBER
452563239544
RECORD NUMBER: 11758
ROUTE 63117000
LISTER: LNLEGLISH 5012023
REVIEW:

CARD NO
1

302 N HERRITAGE ST
KINSTON NC 28501
DEED: 1888 634

302 N HERRITAGE ST

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TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
				.120	0331

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	6C FF	59F 91D	200	1.00	.82	1.00	164 9676

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	FWA/CAC	TAR&GRAV	1.00STHT 12'WALL BDRM	

COMM - IMP C AYB 1901 EYB 1940
DIMENSIONS: A-DR59DU88DL59DD88 B-MR59MU88DU11DL20DD11DR20

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	23 RETAIL S	5192	1.00	78.50	.7732	1.00	60.696	5192	1.00	315133				
	2312 FWA/CAC							5192						
	2303 BRICK							5192						
B	78 UTILITYB	220	1.00	28.50	1.0000		28.500	220	1.00	6270				
			HSF:	5192.00			%COMP: 100			321403	1.00	321403	-.77-.10=	66531
							STRUCTURE VALUE:			61.90	OGRCN/HSF	12.81	FMV/HSF	66531

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	9676	9676	100%	WD		80633LV/AC
OTHERFEAT				07242020		
STRUCTURE	66531	66531	100%	1888-634		TV/HSF
TOTAL	76207	76207	100%	120000	0063%	SP/HSF

APPRAISED-VALUE: 76207