

+OWNERSHIP 1016061
COMPOUND CAPITAL LLC

2024 1/04/2024

PROPERTY DESCRIPTION
125 W BLOUNT ST
3RD FLOOR / TWO 2BR/1BATH
2ND FLOOR DUNN & DALTON O

TAX SUBDIVISIONS
KINSTON
CNTY/CTY KINSTON/MUNI SVC

MAP NUMBER 45255340071
RECORD NUMBER: 12630
ROUTE 55035000
LISTER: LNLGLISH 5012023
CARD NO 1
REVIEW:

824 BRYAN ST
RALEIGH NC 27605
DEED: 1939 278

125 W BLOUNT ST

```

+-----50-----+ +-----50-----+
:                 :                 :
:                 :                 :
:                 :                 :
:                 :                 :
5                 5                 :
6                 6                 :
:                 :                 :
:                 :                 :
B                 :                 1
+-----50-----+ +-----50-----+
:                 :                 :
:                 :                 :
:                 :                 :
4                 4                 :
4                 4                 :
:                 :                 :
:                 :                 :
A                 :                 :
+-----50-----+ +-----50-----+
  
```

TOPO	STREET	UTILITY	ZONING	.100 ACRES	NBHD
					0331

NOTES:01 LISTED 395K 12/16
01 3RD FLOOR APTS FOR 2005

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	6A FF	50F 97D	150	1.00 .82 1.00	123 6150

LAND VALUE: 6150

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

OTHER VALUE:

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

COMM - IMP C AYB 1918 EYB 1982
DIMENSIONS: A-DU44DR50DD44DL50 B-MU44DU56DR50DD56DL50 C-MU44MR60MD44DR50DU100DL50DD100

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	23 RETAIL S	2200	1.00	78.50	.7109	1.08	60.269	2200	1.00	132591				
	2312 FWA/CAC							2200						
	2303 BRICK							2200						
B	47 WAREHOUS	2800	1.00	28.42	.9928	1.00	28.215	2800	1.00	79002				
	4701 NONE							2800						
	4703 BRICK			1.88			1.880	2800		5264				
C	30 OFC-AVG	5000	1.00	103.66	.7464		77.371	5000	1.00	386855				
	3012 FWA/CAC							5000						
	3003 BRICK							5000						
D	11 DUPLEX/T	1400	1.00	64.02	.7735		49.519	1400	1.00	69326				
	1110 HEATPUMP			2.00			2.000	1400		2800				
	1103 BRICK			3.00			3.000	1400		4200				
			HSF:	11400.00			%COMP: 100			RPCN: 680038	1.00	680038	-.50-	= 340019
							STRUCTURE VALUE:			59.65	OGRCN/HSF	29.82	FMV/HSF	340019

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	6150	6150	100%	WD		61500LV/AC
OTHERFEAT			%	12082021		
STRUCTURE	340019	340019	100%	1939-278		TV/HSF
TOTAL	346169	346169	100%	495000	0069%	SP/HSF

APPRAISED-VALUE: 346169