

+OWNERSHIP 22576 2024 1/04/2024  
 HOWCO DEVELOPMENT LLC

PROPERTY DESCRIPTION  
 1311 DR MLK JR BL  
 STROUDS NEARLY NEW SHOP

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO  
 452508871877 1  
 RECORD NUMBER: 13425  
 ROUTE 8022000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

2583 CAMERON LANGSTON RD  
 GRIFTON NC 28530  
 DEED: 1773 819

1311 DR MLK JR BL

+-30--+  
 : :  
 4 :  
 0 5  
 : 3  
 +-24-+ :  
 1 1 :  
 3C13D6+  
 : :  
 : :  
 4 4  
 8 8  
 : :  
 : :  
 8B+A-24-+  
 2 2  
 0 0  
 +-32-+ +

TOPO	STREET	UTILITY	ZONING	.510 ACRES	NBHD
			B1		0995

NOTES:01 ADJ BUILDING VALUE PER CO  
 01 FOR 2013

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	13RBS-PAVED	.51AC	30000	1.49	1.00	1.00	44700 22797

LAND VALUE: 22797

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

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	CONBLOCK	SPACEHTR	COMP SHNG	1.00STHT	
SLAB	CONBLOCK	SPACEHTR		12'WALL	
	FRAME	SPACEHTR		BDRM	

OTHER VALUE:

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COMM - IMP C AYB 1959 EYB 1980

DIMENSIONS: A-DR24DU48DL24DD48 B-DL8DD20DR32DU20DL24 C-MU48DR12DU13DL12DD13 D-MU48MR12DR6DU53DL30DD40DR24DD13

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	16 COMMERCI	1152	1.00	35.00	1.0000	1.02	35.700	1152	1.00	41126					
	1606 SPACEHTR			1.39			1.390	1152		1601					
	1609 CONBLOCK			2.50-			2.500-	1152		2880-					
B	31 OFC LCST	640	1.00	64.71	.8092	.90	47.126	640	1.00	30160					
	3106 SPACEHTR			.26-			.260-	640		166-					
	3101 WOOD							640							
C	16 COMMERCI	156	1.00	35.00	1.0000	.95	33.250	156	1.00	5187					
	1606 SPACEHTR			1.39			1.390	156		216					
	1609 CONBLOCK			2.50-			2.500-	156		390-					
D	16 COMMERCI	1278	1.00	35.00	1.0000	.95	33.250	1278	1.00	42493					
	1606 SPACEHTR			1.39			1.390	1278		1776					
	1601 FRAME			3.00-			3.000-	1278		3834-					
			HSF:	3226.00			%COMP: 100		RPCN:	115289 1.00		115289 - .50-	=		57645
							STRUCTURE VALUE:		35.73	OGRCN/HSF		17.86	FMV/HSF		57645

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	22797	22797	100%			80442
OTHERFEAT			%	00000000		
STRUCTURE	57645	57645	100%	-		
TOTAL	80442	80442	100%		0000%	

APPRaised-VALUE: 80442