

+OWNERSHIP 1002345  
CIRCLE K STORES INC

2024 1/04/2024

PROPERTY DESCRIPTION  
2305 N HERRITAGE STREET  
KANGAROO

TAX SUBDIVISIONS  
KINSTON  
COUNTY/CITY OF KINSTON

MAP NUMBER  
452617110499  
RECORD NUMBER: 13802  
ROUTE 17084000  
LISTER: LNLEGLISH 5012023  
REVIEW:

CARD NO  
1

P.O. BOX 52085  
PHOENIX AZ 85072

DEED: 1799 42

2305 N HERRITAGE ST

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+-----57-----+
:
:
2           2
9           9
A           :
+-----+B-57-----+
:
:
:
:
:
6           6
0           0
:
:
:
:
+-----37-----+
  
```

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			B1	.480	2009

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	4B LOT	1.00LT	275000		1.00	1.00	275000

LAND VALUE: 275000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%	-COND%=	OFB-VALU
60	12CCANSRVS	24* 24	21.75			576	1.00	.42	7267
61	27CSTGBLD	1* 1	10.00			1	1.00	.42	500
62	93CSITEIMPR	1* 1				1	1.00	.42	10000
		*							
		*							
		*							
		*							

OTHER VALUE: 17767

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 1969 EYB

DIMENSIONS: A-DU29DR57DD29DL57 B-MR18DR37DD60DL37DU60

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-	CND%=	FMV
A	20 CONVENIE	1653	1.00	84.25	.8576	1.00	72.252	1653	1.00	119432					
	2012 FWA/CAC			2.87			2.870	1653		4744					
	2003 BRICK							1653							
B	95 CANOPY-S	2220	1.00	21.75	1.0000		21.750	2220	1.00	48285					
			HSF:	1653.00			%COMP: 100			172461	1.00	172461	-.50-	=	86231
							STRUCTURE VALUE:			104.33	OGRCN/HSF	52.16	FMV/HSF		86231

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	275000	275000	100%	WD		572916LV/AC
OTHERFEAT	17767	17767	100%	03312017		
STRUCTURE	86231	86231	100%	1799- 42		TV/HSF
TOTAL	378998	378998	100%	302500	0125%	SP/HSF

APPRAISED-VALUE: 378998