

+OWNERSHIP 1011836 2024 1/04/2024
 KINSTON NEUSE HOLDINGS LLC

PROPERTY DESCRIPTION
 301 S QUEEN STREET
 REAL DEAL TIRE

TAX SUBDIVISIONS
 KINSTON
 CNTY/CTY KINSTON/MUNI SVC

MAP NUMBER 452571314546
 CARD NO 1
 RECORD NUMBER: 13809
 ROUTE 71069000
 LISTER: LNLEGLISH 5012023
 REVIEW:

PO BOX 421
 KINSTON NC 28502
 DEED: 1890 139

301 S QUEEN ST

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TOPO STREET UTILITY ZONING .250 ACRES NBHD
 0331

NOTES:01 .10AC FROM RN13808 2019

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	5T FF	98F 109D	100	1.00	.88	1.00	88 8624

LAND VALUE: 8624

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	CONCBLCK	SPACEHTR	TAR&GRAV	1.00STHT	
SLAB				10'WALL	
				BDRM	

COMM - IMP D AYB 1964 EYB
 DIMENSIONS: A-DR23DU26DR14DU18DL51DD18DR14DD26 B-DR23DU26DR7DD58DL37DU58DR7DD26

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	41 SERVICE	1516	1.00	48.25	.8672	.95	39.749	1516	1.00	60259				
	4106 SPACEHTR			1.85			1.850	1516		2804				
	4109 CONCBLCK							1516						
B	80 CANOPY	1548	1.00	10.00	1.0000		10.000	1548	1.00	15480				
			HSF:	1516.00			%COMP: 100			78544	.86	67547	-.53-.30=	22224
							STRUCTURE VALUE:			44.55	OGRCN/HSF	14.65	FMV/HSF	22224

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8624	8624	100%	WD		34496LV/AC
OTHERFEAT			%	08112020		
STRUCTURE	22224	22224	100%	1890-139		TV/HSF
TOTAL	30848	30848	100%	29000	0106%	SP/HSF

APPRAISED-VALUE: 30848