

+OWNERSHIP 20725
HAR2B LLC

2024 1/04/2024

PROPERTY DESCRIPTION
1404 RICHLANDS RD
HARDEES

TAX SUBDIVISIONS
NEUSE
COUNTY/CITY OF KINSTON

MAP NUMBER
452409260874
RECORD NUMBER: 17643
ROUTE 9010000
LISTER: LNLEGLISH 5012023
REVIEW:

33601 WINDLASS DR
DANA POINT CA 92629
DEED: 1687 187

1404 RICHLANDS RD

```

+-----24-----+
:                   1
1                   4
9                   :
6-6-D 5-----32-----+--14--5
C +--8--+           E--14--+
+-----22-----+--6-4
:                   :
:                   :
:                   :
3                   3
7                   9
:                   :
:                   :
:                   :
A                   :
+-----31-----1
+-----51-----+
  
```

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
100YR-FZ			B1	.880	0995

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	4C LOT	1.00LT	300000		1.00	.85	255000

LAND VALUE: 255000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	93CSITEIMPR	1*	1			1	1.00	.52	5000
61	58CPAVING	*	1.70			16940	1.00	.52	13824
62	58APAVING	*	1.70			4530	1.36	.52	5028

OTHER VALUE: 23852

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

COMM - IMP A AYB 1981 EYB 1993
DIMENSIONS: A-DU37DR22DD3DR6DU4DR8DU5DR32DD5DR14DD39DL51DU1DL31 B-MU37MR22DD3DR6DU3DL6 C-MU37MR22DU6DR6DD6
DL6 D-MU37MR22MR6MU1MR1DU19DR24DD14DL17DD5DL7 E-MU38MR29MR7MU5MR32DD5DR14DU5DL14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	36 FASTFOOD	3281	1.00	177.42	.8040	1.00	142.645	3281	1.00	468018					
	3614 COMMHVAC							3281							
	3609 CONBLOCK							3281							
B	81 PORCH	18	1.00	31.91	.8101		25.850	18	1.00	465					
C	85 PATIO-BR	36	1.00	7.50	1.0000		7.500	36	1.00	270					
D	80 CANOPY	371	1.00	10.00	1.0000		10.000	371	1.00	3710					
E	88 CONCRETE	70	1.00	4.25	.9897		4.206	70	1.00	294					
				HSF:	3281.00	%COMP: 100		RPCN:		472757	1.36	642949	-.40-	=	385770
				STRUCTURE VALUE:		195.96		OGRCN/HSF		117.57		FMV/HSF		385770	

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	255000	255000	100%	UNK		289772LV/AC
OTHERFEAT	23852	23852	100%	04242013		
STRUCTURE	385770	385770	100%	1687 -0187		TV/HSF
TOTAL	664622	664622	100%	605000	0109%	SP/HSF
						APPRAISED-VALUE: 664622