

+OWNERSHIP 1004905 2024 1/04/2024  
KINGS HOSPITALITY DE LLC

PROPERTY DESCRIPTION  
1382 HWY 258 SOUTH  
HAMPTON INN / 125 ROOMS  
SP2,936,500/2001

TAX SUBDIVISIONS  
NEUSE  
COUNTY/CITY OF KINSTON

MAP NUMBER 452409167768  
RECORD NUMBER: 17743  
ROUTE 9011000  
LISTER: LNLEGLISH 5012023  
CARD NO 1  
REVIEW:

371 S SWING RD  
GREENSBORO NC 27409  
DEED: 1825 522

1382 HWY 258 SOUTH  
TOPO 100YR-FZ STREET UTILITY ZONING B1 5.380 ACRES NBHD 0995

1  
:  
0  
4  
:  
1  
:  
0  
0  
A  
32+  
4  
0  
+--66--+95  
:  
7+38--+  
:  
+--52-2

NOTES:01 FLOOD DAMAGE -20% 2017  
01 REMOVE FLD DAMAGE 2018

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	11CLAND	5.38AC	130000	1.00	1.00	.90	117000 629460

LAND VALUE: 629460

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	58CPAVING	8895*	10	1.70		88950	1.00	.42	87705
61	59CPAVING-A	*		3.00		12500	1.00	.42	21750
62	46CPOOL-CON	40*	20	40.00		800	1.00	.42	18560

OTHER VALUE: 128015

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
BRICK	BRICK	HEATPUMP	TAR&GRAV	1.00STHT	
SLAB	BRICK	HEATPUMP		20'WALL	
				BDRM	

COMM - IMP B AYB 1986 EYB  
DIMENSIONS: A-DU100DR84DD4DR66DD96DL52DD40DL66DU40DL32 B-MU100DU13DR12DD13DL12 C-MU100MR84MD4MR30DU104DR63DD78DR  
103DD63DL130DU37DL36 D-MU96MR114MR36MD96ML34DD65DR38DD32DL52DU97DR14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	66 HOTEL-3	17376	1.00	101.79	.7854	1.31	104.727	17376	1.00	1819736					
	6610 HEATPUMP			7.85			7.850	17376		136401					
	6603 BRICK							17376							
B	78 UTILITYB	156	1.00	28.50	1.0000		28.500	156	1.00	4446					
C	66 HOTEL-3	14040	4.00	101.79	.7854	1.00	79.945	56160	1.04	4669254					
	6610 HEATPUMP			7.85			7.850	14040		110214					
	6603 BRICK							14040							
D	80 CANOPY	2574	1.00	10.00	1.0000		10.000	2574	1.00	25740					
			HSF:	73536.00		%COMP: 100			RPCN:	6765791 1.25		8457238 - .50-	=		4228619
									STRUCTURE VALUE:	115.00	OGRCN/HSF	57.50	FMV/HSF		4228619

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	629460	629460	100%	SW		117000LV/AC
OTHERFEAT	128015	128015	100%	03272018		
STRUCTURE	4228619	4228619	100%	1825-522		TV/HSF
TOTAL	4986094	4986094	100%	7450000	0066%	SP/HSF

APPRAISED-VALUE: 4986094