

+OWNERSHIP 1018577 2024 1/04/2024
EPM KINSTON LLC

PROPERTY DESCRIPTION
HWY 58 S LT32 & PT LT 31

TAX SUBDIVISIONS
NEUSE
COUNTY/CITY OF KINSTON

MAP NUMBER 452404533146
RECORD NUMBER: 18231
ROUTE 4024000
LISTER: LNLEGLISH 5012023
CARD NO 1
REVIEW:

120 BROADWAY SUITE 2120
NEW YORK NY 10271
DEED: 1974 01

206 HWY 58 SOUTH

+-70+
+-----300-----C+
:
:
:
:
:
:
4 4
5 5
0 0
:
:
:
:
A :
+B-----300-----+

TOPO	STREET	UTILITY	ZONING	11.600	ACRES	NBHD
	REAR		I1			0995

NOTES:01 8.68AC/WHSE TO 100308 &
01 ADJ ACS PER SURVEY 2018

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	9M LAND	11.60AC	10000	1.00	1.00	.90	9000 104400

LAND VALUE: 104400

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
3	93 SITEIMPR	*				1			25000

OTHER VALUE: 25000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	GAS PACK	METAL	1.00STHT	
SLAB	METALPRE	NONE		12'WALL	
				BDRM	

IND - IMP C AYB 1992 EYB

DIMENSIONS: A-DU450DR300DD450DL300 B-MR24DD18DR72DU18DL72 C-MR24MR276MU450ML10DU60DL70DD60DR70

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	98 SPINKLER	135000	1.00	4.00	.3750	1.00	1.500	135000	1.00	202500					
A	47 WAREHOUS	135000	1.00	28.42	.8662	1.23	30.278	135000		4087530					
	4701 NONE							135000							
	4717 METALPRE							135000							
B	30 OFC-AVG	1296	1.00	103.66	.7073	1.00	73.318	1296	1.00	95020					
	3011 GAS PACK							1296							
	3003 BRICK							1296							
C	91 LOAD RMP	4200	1.00	5.00	1.0000		5.000	4200	1.00	21000					
			HSF:	136296.00			%COMP: 100								
							RPCN:			4406050	1.00	4406050	-.43-	.40=	1506870
							STRUCTURE VALUE:			32.32	OGRCN/HSF		11.05	FMV/HSF	1506870

+OWNERSHIP 1018577 2024 1/04/2024
 EPM KINSTON LLC
 120 BROADWAY SUITE 2120
 NEW YORK NY 10271
 DEED: 1974 01

PROPERTY DESCRIPTION
 HWY 58 S LT32 & PT LT 31
 HWY 58 SOUTH

TAX SUBDIVISIONS
 NEUSE
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452404533146 2
 RECORD NUMBER: 18231
 ROUTE 4024000
 LISTER: LNLEGLISH 5012023
 REVIEW:

TOPO	STREET	UTILITY	ZONING	11.600 ACRES			NBHD
	REAR		I1				0995
NOTES:							
#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
2							
2							
LAND VALUE:							104400
#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
		*					
		*					
		*					
		*					
		*					
		*					
OTHER VALUE:							25000
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - INDUSTRIAL/WHS		
CONCRETE	METALPRE	SPACEHTR	METAL	1.00STHT			
SLAB				12'WALL			
				BDRM			
IND - IMP C AYB 1992 EYB							
DIMENSIONS: A-DU22DR42DD22DL42							

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	43 SHOP/STO	924	1.00	30.00	.8427	1.02	25.786	924	1.00	23826				
	4306 SPACEHTR			1.60			1.600	924		1478				
	4317 METALPRE							924						
			HSF:	924.00			%COMP: 100							
							STRUCTURE VALUE:							
								RPCN:		25304	1.00	25304	-.50-.50=	6326
								27.38	QGRCN/HSF			6.84	FMV/HSF	6326

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	104400	104400	100%	SW		9000LV/AC
OTHERFEAT	25000	25000	100%	11152022		
STRUCTURE	1513196	1513196	100%	1974- 01		TV/HSF
TOTAL	1642596	1642596	100%	3200000	0051%	SP/HSF
APPRaised-VALUE:						1642596