

+OWNERSHIP 1013391  
REGALDREAMS LLC

2024 1/04/2024

PROPERTY DESCRIPTION  
208 E NEW BERN RD  
100 ROOMS  
RIVER INN

TAX SUBDIVISIONS  
NEUSE  
COUNTY/CITY OF KINSTON

MAP NUMBER  
452410360967  
RECORD NUMBER: 18458  
ROUTE 10012000  
LISTER: LNLEGLISH 5012023  
CARD NO  
1

208 E NEW BERN RD  
KINSTON NC 28504  
DEED: 1915 760

208 E NEW BERN RD

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TOPO	STREET	UTILITY	ZONING	5.590 ACRES		NBHD		
100YR-FZ FLOODWAY			B1	NOTES:01 CORRECTED LISTING FOR 201				0995
#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE	
1	11CLAND	5.59AC	130000	1.00	1.00	.50	65000 363350	
LAND VALUE:							363350	
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU	
6	58CPAVING	*	1.70			51092	1.00 .52 41691	
7	58CPAVING	*	1.70			21450	1.00 .52 17504	
8	46 POOL-CON	*	40.00			1	10000	
OTHER VALUE:							69195	
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL			
CONCRETE SLAB	STUCCO	HEATPUMP	TAR&GRAV	2.00STHT 'WALL BDRM				

COMM - IMP C AYB 1968 EYB  
DIMENSIONS: A-DU106DR30DD3DR20DD103DL50

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	65 MOTEL-3	5240	2.00	71.57	.9199		65.837	10480	1.00	689971				
	6510 HEATPUMP			7.85			7.850	5240		41134				
	6510 STUCCO							5240						
B	80 CANOPY	11168	2.00	10.00	1.0000		10.000	11168	1.00	111680				
										HSF:	10480.00	%COMP: 100		
STRUCTURE VALUE:										80.41	OGRCN/HSF	842785 1.00	842785 - .50- .70=	126418
												12.06	FMV/HSF	126418

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8                               6
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A                               :
+-----157-----B-----+
+C-+88+
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3      3
5      5
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TOPO	STREET	UTILITY	ZONING	5.590 ACRES	NBHD
100YR-FZ FLOODWAY			B1		0995

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE

LAND VALUE:						363350
#	OTHER FEAT	SIZE	BASERATE*SIZ%*	ADJRATE*	UNITS *OGR%-COND%=OFB-VALU	
		*				
		*				
		*				
		*				
		*				
		*				

OTHER VALUE:						69195
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL	
CONCRETE	STUCCO	HEATPUMP	TAR&GRAV	1.00STHT		
SLAB				'WALL BDRM		

COMM - IMP C AYB 1968 EYB  
DIMENSIONS: A-DU82DR131DD16DR26DD66DL157 B-MR112DR8DD8DL8DU8 C-MR112MD8ML12DR22DD35DL22DU35 D-MD8MR100MR20MU8  
MR37MU15DU7DR6DD7DL6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	65 MOTEL-3	12458	1.00	71.57	.9199		65.837	12458	1.00	820197				
	6510 HEATPUMP			7.85			7.850	12458		97795				
	6510 STUCCO							12458						
B	82 PORCH-EN	64	1.00	66.03	.6651		43.916	64	1.00	2810				
C	80 CANOPY	770	1.00	10.00	1.0000		10.000	770	1.00	7700				
D	82 PORCH-EN	42	1.00	66.03	.6651		43.916	42	1.00	1844				
			HSF:	12458.00		%COMP: 100			RPCN:	930346 1.00		930346 - .50- .70=		139552
						STRUCTURE VALUE:		74.67	QGRCN/HSF			11.20 FMV/HSF		139552



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TOPO	STREET	UTILITY	ZONING	5.590 ACRES			NBHD
100YR-FZ			B1				0995
FLOODWAY			NOTES:				
#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE

LAND VALUE:							363350
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
		*					
		*					
		*					
		*					
		*					
		*					

OTHER VALUE:							69195
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL		
CONCRETE	STUCCO	HEATPUMP	TAR&GRAV	2.00STHT			
SLAB				'WALL BDRM			

COMM - IMP C AYB 1968 EYB  
DIMENSIONS: A-DU50DR140DD50DL140

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	65 MOTEL-3	7000	2.00	71.57	.9199		65.837	14000	1.00	921718				
	6510 HEATPUMP			7.85			7.850	7000		54950				
	6510 STUCCO							7000						
			HSF:	14000.00			%COMP: 100		RPCN:	976668 1.00		976668 - .50- .70=		146501
							STRUCTURE VALUE:		69.76	QGRCN/HSF		10.46 FMV/HSF		146501

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TOPO	STREET	UTILITY	ZONING	5.590 ACRES	NBHD
100YR-FZ FLOODWAY			B1		0995

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE

LAND VALUE: 363350

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

OTHER VALUE: 69195

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
CONCRETE	STUCCO	HEATPUMP	TAR&GRAV	2.00STHT	
SLAB				'WALL BDRM	

COMM - IMP C AYB 1968 EYB  
 DIMENSIONS:

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	65 MOTEL-3	1610	2.00	71.57	1.0000		71.570	3220	1.00	230455				
	6510 HEATPUMP			7.85			7.850	1610		12638				
	6510 STUCCO							3220						
			HSF:	3220.00		%COMP: 100		RPCN:		243093 1.00		243093 - .50- .70=		36465
						STRUCTURE VALUE:		75.49		QGRCN/HSF		11.32 FMV/HSF		36465

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	363350	363350	100%	SW		964809
OTHERFEAT	69195	69195	100%	05042021		
STRUCTURE	532264	532264	100%	1915-760		
TOTAL	964809	964809	100%	2600000	0037%	

65000LV/AC TV/HSF SP/HSF

APPRAISED-VALUE: 964809