

+OWNERSHIP 1012785
LEON ODILIA

2024 1/04/2024

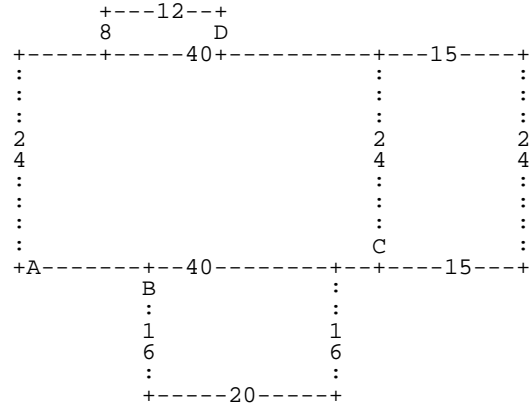
PROPERTY DESCRIPTION
HWY 258 SOUTH
HWY 58 SOUTH

TAX SUBDIVISIONS
NEUSE
COUNTY/CITY OF KINSTON

MAP NUMBER 452404545170
RECORD NUMBER: 18700
ROUTE 4021000
LISTER: LNLEGLISH 5012023
CARD NO 1
REVIEW:

806 CLARK AVE
NEW BERN NC 28560
DEED: 1905 157

HWY 58 SOUTH



| TOPO | STREET | UTILITY | ZONING | ACRES | NBHD |
|----------|--------|---------|--------|-------|------|
| 100YR-FZ | | | B1 | 1.440 | 0995 |

NOTES:01 STORE CLOSED 12/16

| # | LAND CLASS | SIZE | *RATE | *SIZ%* | DPT%* | ADJ% | =LND-VALUE |
|---|------------|--------|-------|--------|-------|------|------------|
| 1 | 10GLAND | 1.09AC | 30000 | 1.00 | 1.00 | .90 | 29430 |
| 2 | 35APOND | .35AC | 1000 | 1.00 | 1.00 | 1.00 | 350 |

LAND VALUE: 29780

| # | OTHER FEAT | SIZE | BASERATE* | SIZ%* | ADJRATE* | UNITS | *OGR%* | COND%* | OFB-VALU |
|---|------------|------|-----------|-------|----------|-------|--------|--------|----------|
| 3 | 24 SHELTER | * | 8.00 | | | 1 | | | 150 |

OTHER VALUE: 150

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - COMMERCIAL |
|----------|----------|----------|-----------|----------|------------------------|
| BRICK | BRICK | HEATPUMP | COMP SHNG | 1.00STHT | |
| SLAB | WOOD | HEATPUMP | | 'WALL | |
| | | | | BDRM | |

COMM - IMP C AYB 1945 EYB

DIMENSIONS: A-DR40DU24DL40DD24 B-MR15DD16DR20DU16DL20 C-MR15MR25DU24DR15DD24DL15 D-MR40MU24ML18DU8DL12DD8DR12

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%* | ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR%* | -CND%* | FMV |
|---|---------------|-----------|------|----------|--------|---------|------------------|-------|-------|-------|-----------|--------|---------|---------|-------|
| A | 21 RURAL RE | 960 | 1.00 | 62.84 | .8064 | | 50.674 | 960 | 1.00 | 48647 | | | | | |
| | 2110 HEATPUMP | | | 2.85 | | | 2.850 | 960 | | 2736 | | | | | |
| | 2103 BRICK | | | 3.00 | | | 3.000 | 960 | | 2880 | | | | | |
| B | 80 CANOPY | 320 | 1.00 | 10.00 | 1.0000 | | 10.000 | 320 | 1.00 | 3200 | | | | | |
| C | 21 RURAL RE | 360 | 1.00 | 62.84 | .8064 | | 50.674 | 360 | 1.00 | 18242 | | | | | |
| | 2110 HEATPUMP | | | 2.85 | | | 2.850 | 360 | | 1026 | | | | | |
| | 2101 WOOD | | | | | | | 360 | | | | | | | |
| D | 77 UTILITY | 96 | 1.00 | 27.50 | 1.0000 | | 27.500 | 96 | 1.00 | 2640 | | | | | |
| | | | HSF: | 1320.00 | | | %COMP: 100 | | | | | | | | |
| | | | | | | | RPCN: | | | 79371 | 1.00 | 79371 | -.72- | .50= | 11112 |
| | | | | | | | STRUCTURE VALUE: | | | 60.12 | OGRCN/HSF | | 8.41 | FMV/HSF | 11112 |

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NEW BERN NC 28560
DEED: 1905 157

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PROPERTY DESCRIPTION
HWY 258 SOUTH
HWY 58 SOUTH
HWY 58 SOUTH

TAX SUBDIVISIONS
NEUSE
COUNTY/CITY OF KINSTON

MAP NUMBER
452404545170
RECORD NUMBER: 18700
ROUTE 4021000
LISTER: LNLEGLISH 5012023
REVIEW:

CARD NO
2

```

+-----16-----+
:                 :
1                 1
2                 2
B                 :
+-----40-----+
:                 :
:                 :
:                 :
:                 :
3                 3
0                 0
:                 :
:                 :
:                 :
+A-----40-----+

```

| | | | | | |
|----------|--------|---------|--------|-------------|------|
| TOPO | STREET | UTILITY | ZONING | 1.440 ACRES | NBHD |
| 100YR-FZ | | | B1 | | 0995 |

NOTES:

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

LAND VALUE: 29780

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

OTHER VALUE: 150

| | | | | | |
|----------|----------|----------|----------|----------|----------------------------|
| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/QTY | DPRT:DEPR - INDUSTRIAL/WHS |
| CONC-BLK | CONCBLCK | SPACEHTR | METAL | 1.00STHT | |
| SLAB | | | | 14'WALL | |
| | | | | BDRM | |

COMM - IMP C AYB 1985 EYB
DIMENSIONS: A-DR40DU30DL40DD30 B-MU30MR22DU12DR16DD12DL16

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%* | ADJRATE* | AREA* | %STY= | COST | OG% | OG RCN | -DEPR%* | -CND%* | FMV |
|---|---------------|-----------|------|----------|--------|------------------|----------|-------|-----------|-------|------|--------|---------|---------|-------|
| A | 43 SHOP/STO | 1200 | 1.00 | 30.00 | .7499 | 1.04 | 23.396 | 1200 | 1.00 | 28075 | | | | | |
| | 4306 SPACEHTR | | | 1.60 | | | 1.600 | 1200 | | 1920 | | | | | |
| | 4309 CONCBLCK | | | | | | | 1200 | | | | | | | |
| B | 77 UTILITY | 192 | 1.00 | 27.50 | 1.0000 | | 27.500 | 192 | 1.00 | 5280 | | | | | |
| | | | HSF: | 1200.00 | | %COMP: 100 | | | | | | | | | |
| | | | | | | STRUCTURE VALUE: | | | | | | | | | |
| | | | | | | | | 29.39 | QGRCN/HSF | | | | | | |
| | | | | | | | | | | 35275 | 1.00 | 35275 | -.54- | = | 16227 |
| | | | | | | | | | | | | | 13.52 | FMV/HSF | 16227 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|-------|-----------|------|------------|-------|-------------|
| LAND | 29780 | 29780 | 100% | UNK | | 57269 |
| OTHERFEAT | 150 | 150 | 100% | 03121991 | | 20680LV/AC |
| STRUCTURE | 27339 | 27339 | 100% | 0580 -0127 | | TV/HSF |
| TOTAL | 57269 | 57269 | 100% | | 0000% | SP/HSF |

APPRAISED-VALUE: 57269