

+OWNERSHIP 1015263 2024 1/04/2024
 LEE JOSEPH IRA III
 TRUSTEE OF RUTH J LEE RT
 4200 GLEN LAUREL DR
 RALEIGH NC 27612
 DEED: 1936 424

PROPERTY DESCRIPTION
 400 E NEW BERN RD
 FAMILY DOLLAR
 2 LOTS SOLD 118K EACH
 400 E NEW BERN RD

TAX SUBDIVISIONS
 SOUTH WEST
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452410464197 1
 RECORD NUMBER: 21829
 ROUTE 10004000
 LISTER: LNLEGLISH 5012023
 REVIEW:

TOPO	STREET	UTILITY	ZONING	1.510 ACRES			NBHD
FLOODZNE			B1				0995
NOTES:01 SOLD 1513000 12/16 01 BOTH LOTS COMBINED FOR 17							
#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE		
1	3P LOT	2.00LT	130000	1.00 .90	117000	234000	
LAND VALUE: 234000							
#	OTHER FEAT	SIZE	BASERATE	*SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
60	58CPAVING	21564*	1	1.70		21564	1.00 .01 36292
OTHER VALUE: 36292							
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL		
CONCRETE	CONCBLCK	HEATPUMP	METAL	1.00STHT			
SLAB	PREF-MTL			15'WALL BDRM			

COMM - IMP B AYB 2015 EYB
 DIMENSIONS: A-DU70DR121DD70DL121 B-MR41DR39DD3DL39DU3 C-MR41ML41DD10DR126DU80DL5DD70DL41DD3DL39DU3DL41 D-MU53
 DL4DU6DR4DD6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	23 RETAIL S	8470	1.00	78.50	.7362	1.08	62.414	8470	1.00	528646				
	2310 HEATPUMP							8470						
	2309 CONCBLCK							8470						
B	96 CANOPY-C	117	1.00	10.00	1.0000		10.000	117	1.00	1170				
C	88 CONCRETE	1493	1.00	4.25	.8000		3.400	1493	1.00	5076				
D	96 CANOPY-C	24	1.00	10.00	1.0000		10.000	24	1.00	240				
HSF: 8470.00 %COMP: 100 RPCN: 535132 1.25											668915	- .02- .10=	589984	
STRUCTURE VALUE: 78.97											OGRCN/HSF	69.65	FMV/HSF	589984

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	234000	234000	100%	SW		154966LV/AC
OTHERFEAT	36292	36292	100%	11122021		
STRUCTURE	589984	589984	100%	1936-424		TV/HSF
TOTAL	860276	860276	100%	1380000	0062%	SP/HSF
						APPRAISED-VALUE: 860276