

+OWNERSHIP 20698 2024 1/04/2024
 HARVEY FERTILIZER & GAS CO
 PO BOX 189
 KINSTON NC 28502
 DEED: 1785 186

PROPERTY DESCRIPTION
 HWY 70 EAST TRACT 2
 303 BOHANNON RD
 303 BOHANNON RD

TAX SUBDIVISIONS
 SOUTH WEST
 COUNTY/CITY OF KINSTON

MAP NUMBER 453403043504
 RECORD NUMBER: 21854
 ROUTE 3001000
 LISTER: LNLGLISH 5012023
 REVIEW:

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TOPO	STREET	UTILITY	ZONING	19.020	ACRES	NBHD
100YR-FZ	PRIVATE		I1			0004

NOTES:01 10% FZ 50% SIZE
 01

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	10NLAND	19.02AC	50000	1.00	1.00	.40	20000 380400

LAND VALUE: 380400

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*OGR%	-COND%=	OFB-VALU
60	58CPAVING	1* 1	1.70			1	1.00	.01	5000
61	50CCL-FENCE	1* 1	10.12			1	1.00	.01	7500
62	90CRAILSPUR	1* 925	150.00			925	1.00	.45	76313
		*							
		*							
		*							
		*							

OTHER VALUE: 88813

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	CONBLOCK	NONE	METAL	1.00STHT	
SLAB	PREF-MTL	FWA/CAC		16'WALL	
	METALPRE	NONE		BDRM	

COMM - IMP D AYB 1967 EYB
 DIMENSIONS: A-DL26DD100DL242DU230DR40DD70DR78DU438DR258DD438DL108DD60 B-DU60DR74DD60DL74 C-ML26MD100ML242MU230M
 R40MD57DR27DU17DL7DU26DR14DD26DR40DD31DL40DD3DL34DU17

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-	CND%=	FMV
A	98 SPINKLER	156084	1.00	4.00	.3750	1.00	1.500	156084	1.00	234126					
A	47 WAREHOUSE	156084	1.00	28.42	.8636	1.13	27.733	156084	1.00	4328677					
	4701 NONE							156084							
	4717 METALPRE							156084							
B	30 OFC-AVG	4440	1.00	103.66	.7073	1.00	73.318	4440	1.00	325531					
	3012 FWA/CAC							4440							
	3017 PREF-MTL			5.71-			5.710-	4440		25352-					
C	16 COMMERC	2301	1.00	35.00		1.06	37.100	2301	1.00	85367					
	1601 NONE							2301							
	1609 CONBLOCK			2.50-			2.500-	2301		5752-					
			HSF:	162825.00			%COMP: 100			4942596	.86	4250632	-.50-	.90=	212532
							STRUCTURE VALUE:	26.10	OGRCN/HSF			1.30	FMV/HSF		212532

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303 BOHANNON RD

TAX SUBDIVISIONS
SOUTH WEST
COUNTY/CITY OF KINSTON

MAP NUMBER
453403043504
RECORD NUMBER: 21854
ROUTE 3001000
LISTER: LNLEGLISH 5012023
CARD NO
3

PO BOX 189
KINSTON NC 28502
DEED: 1785 186

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303 BOHANNON RD

TOPO	STREET	UTILITY	ZONING	19.020 ACRES	NBHD
100YR-FZ	PRIVATE		I1		0004

NOTES:

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

LAND VALUE:

380400

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

OTHER VALUE:

88813

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/PTY	DPRT:DEPR - INDUSTRIAL/WHS
CONCRETE SLAB	METALPRE	NONE	METAL	1.00STHT 18'WALL BDRM	

COMM - IMP D AYB 1967 EYB
DIMENSIONS: A-DR130DU300DL130DD300 B-MU300MR130MD10DR53DD31DL53DU31 C-MU290MR130MD147DR40DD34DL40DU34 D-MU143MR130MD
143ML60DD42DL15DU42DR15

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	98 SPINKLER	39000	1.00	4.00	.5654	1.00	2.261	39000	1.00	88179					
A	47 WAREHOUSE	39000	1.00	28.42	.9117	1.13	29.278	39000	1.00	1141842					
	4701 NONE							39000							
	4717 METALPRE							39000							
B	89 LOAD OPN	1643	1.00	10.00	1.0000		10.000	1643	1.00	16430					
C	80 CANOPY	1360	1.00	10.00	1.0000		10.000	1360	1.00	13600					
D	89 LOAD OPN	630	1.00	10.00	1.0000		10.000	630	1.00	6300					
			HSF:			%COMP: 100			RPCN:	1266351	.86	1089061	- .63-	.90=	40296
							STRUCTURE VALUE:		27.92	QGRCN/HSF			1.03	FMV/HSF	40296

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 303 BOHANNON RD
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TAX SUBDIVISIONS
 SOUTH WEST
 COUNTY/CITY OF KINSTON

MAP NUMBER 453403043504
 RECORD NUMBER: 21854
 ROUTE 3001000
 LISTER: LNLEGLISH 5012023
 CARD NO 4
 REVIEW:

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TOPO	STREET	UTILITY	ZONING	19.020 ACRES	NBHD			
100YR-FZ	PRIVATE		I1		0004			
NOTES:								
#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE			
LAND VALUE: 380400								
#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=	OFB-VALU
		*						
		*						
		*						
		*						
		*						
		*						
OTHER VALUE: 88813								
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - INDUSTRIAL/WHS			
CONCRETE	CONCBLCK	SPACEHTR	ROLLROOF	1.00STHT				
SLAB				18'WALL				
				BDRM				

COMM - IMP D AYB 1967 EYB
 DIMENSIONS: A-DR53DU70DL24DD30DL29DD40

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	43 SHOP/STO	2840	1.00	30.00	.7499	1.08	24.296	2840	1.00	69000				
	4306 SPACEHTR			1.60			1.600	2840		4544				
	4309 CONCBLCK							2840						
			HSF:	2840.00			%COMP: 100		RPCN:	73544 .86		63247 - .63- .90=		2341
							STRUCTURE VALUE:		22.27	QGRCN/HSF		.82 FMV/HSF		2341

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PROPERTY DESCRIPTION
 HWY 70 EAST TRACT 2
 303 BOHANNON RD

TAX SUBDIVISIONS
 SOUTH WEST
 COUNTY/CITY OF KINSTON

MAP NUMBER 453403043504
 CARD NO 5
 RECORD NUMBER: 21854
 ROUTE 3001000
 LISTER: LNLEGLISH 5012023
 REVIEW:

148 BOHANNON RD
 TOPO 100YR-FZ STREET PRIVATE UTILITY ZONING I1 19.020 ACRES NBHD 0004

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8 7 : 7
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NOTES:
 # LAND CLASS SIZE * RATE *SIZ%*DPT%*ADJ% =LND-VALUE

LAND VALUE: 380400
 # OTHER FEAT SIZE BASERATE*SIZ%= ADJRATE* UNITS *OGR%-COND%=OFB-VALU

OTHER VALUE: 88813
 FNDATION XTRFNISH HEAT&AIR ROOFMTRL SIZE/QTY DPRT:DEPR - INDUSTRIAL/WHS
 CONCRETE FRAME NONE LAMSHNGL 1.00STHT
 SLAB 18'WALL
 BDRM

COMM - IMP C AYB 2012 EYB
 DIMENSIONS: A-DU217DR117DD217DL117 B-MU18DL25DU181DR25DD181

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	47 WAREHOUS	25389	1.00	28.42	.9390	1.13	30.155	25389	1.00	765605				
	4701 NONE							25389						
	4701 FRAME							25389						
B	88 CONCRETE	4525	1.00	4.25	.7505		3.189	4525	1.00	14430				
			HSF:	25389.00			%COMP: 100		RPCN:	780035	1.00	780035	-.06-.10=	659910
							STRUCTURE VALUE:			30.72	QGRCN/HSF	25.99	FMV/HSF	659910

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	380400	380400	100%			20000LV/AC
OTHERFEAT	88813	88813	100%	00000000		
STRUCTURE	925886	925886	100%	-		TV/HSF
TOTAL	1395099	1395099	100%		0000%	SP/HSF
						APPRAISED-VALUE: 1395099