

+OWNERSHIP 1001217 2024 1/04/2024
 SINHAL VIMALKUMAR H.
 SINHAL DAMYANTIBEN V
 410 E NEWBERN RD
 KINSTON NC 28504
 DEED: 1779 892

PROPERTY DESCRIPTION
 410 E NEW BERN ROAD
 REAR PART OF LOT IS LOW
 COUNTRY HEARTH INN & SUIT
 410 E NEW BERN RD

TAX SUBDIVISIONS
 SOUTH WEST
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452410466181 1
 RECORD NUMBER: 22129
 ROUTE 10003000
 LISTER: LNLEGLISH 5012023
 REVIEW:

TOPO	STREET	UTILITY	ZONING	3.320 ACRES		NBHD	
100YR-FZ FLOODWAY			B1			2009	
NOTES:01 BLDG FLD DAMAGE -40% 12/16 01 REMOVE FLD DAMAGE 2018							
#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%*	=LND-VALUE
1	11ELAND	1.75AC	150000	1.00	1.00	.90	135000
2	8N LAND	1.57AC	2100	1.00	1.00	1.00	2100
LAND VALUE:							239547
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
60	58CPAVING	4750* 10	1.70			47500	1.00 .52 38760
61	27CSTGBLD	1* 1	10.00			1	1.00 .01 5000
OTHER VALUE:							43760
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL		
CONCRETE SLAB	STUCCO FRAME	FWA/CAC INDVL-HP	COMP SHNG	1.00STHT 8'WALL BDRM			

COMM - IMP D AYB 1988 EYB 1993
 DIMENSIONS: A-DR49DU206DL49DD206 B-MR30DR24DD12DL24DU12 C-MR30DL11DD18DR11DU18 D-MR30MD18DR24DU6DL24DD6 E-MD18
 MR30MR24MU6DR5DU12DL5DD12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	65 MOTEL-3	10094	1.00	71.57	.9199	.95	62.545	10094	1.00	631329				
	6516 INDVL-HP			3.43			3.430	10094		34622				
	6501 FRAME			2.00-			2.000-	10094		20188-				
B	30 OFC-AVG	288	1.00	103.66	.7474	.90	69.727	288	1.00	20081				
	3012 FWA/CAC							288						
	3010 STUCCO							288						
C	88 CONCRETE	198	1.00	4.25	.9796		4.163	198	1.00	824				
D	81 PORCH	144	1.00	31.91	.6921		22.084	144	1.00	3180				
E	81 PORCH	60	1.00	31.91	.8101		25.850	60	1.00	1551				
HSF:										10382.00	%COMP: 100			
STRUCTURE VALUE:										55.61	OGRCN/HSF	577403 - .40- .10=	311798	
										30.03	FMV/HSF		311798	

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MAP NUMBER CARD NO
 452410466181 2
 RECORD NUMBER: 22129
 ROUTE 10003000
 LISTER: LNLEGLISH 5012023
 REVIEW:

TOPO	STREET	UTILITY	ZONING	3.320 ACRES		NBHD	
100YR-FZ			B1			2009	
FLOODWAY			NOTES:				
#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%*	=LND-VALUE
2	2	0	0	6			
LAND VALUE:							239547
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
		*					
		*					
		*					
		*					
		*					
		*					
OTHER VALUE:							43760
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL		
CONCRETE	FRAME	INDVL-HP	COMP SHNG	1.00STHT			
SLAB				8'WALL			
				BDRM			

COMM - IMP D AYB 1988 EYB 1993
 DIMENSIONS: A-DU206DR49DD206DL49

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	65 MOTEL-3	10094	1.00	71.57	.9199	.95	62.545	10094	1.00	631329				
	6516 INDVL-HP			3.43			3.430	10094		34622				
	6501 FRAME			2.00-			2.000-	10094		20188-				
			HSF:	10094.00			%COMP: 100			645763	.86	555356	-.40-.10=	299893
							STRUCTURE VALUE:			55.01	QGRCN/HSF	29.71	FMV/HSF	299893

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	239547	239547	100%			72152LV/AC
OTHERFEAT	43760	43760	100%	00000000		
STRUCTURE	611691	611691	100%	-		TV/HSF
TOTAL	894998	894998	100%		0000%	SP/HSF
						APPRAISED-VALUE: 894998