

+OWNERSHIP 17666 2024 1/04/2024
 FARMER N DELL PROPERTIES LLC

PROPERTY DESCRIPTION
 SR 1578
 FARMER/N/DELL DAYCARE

TAX SUBDIVISIONS
 VANCE
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 451704905504 1
 RECORD NUMBER: 24307
 ROUTE 4015000
 LISTER: LNLEGLISH 5012023
 REVIEW:

3407 TIMBERLAKE CT
 KINSTON NC 28504
 DEED: 1712 636

1320 AIRPORT RD

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+-10-+-----22-----+
1   2   1
2   D   2
+C---+---32-----+
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:   +-----30-----+
1   :   :
6   1   1
+   8   8
:   E   :
1   :   :
5   :F---30-----+
+
1   :
4   :
A   :
++-----32-----+
B   8
8---28-----+
  
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TOPO STREET UTILITY ZONING 10.230 ACRES NBHD
 0995

NOTES:01 .16AC TO RN100465 2019

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	13HBS-PAVED	6.23AC	15000	1.00	1.00	1.00	93450
2	36WOODLAND	4.00AC	1000	1.00	1.00	1.00	4000

LAND VALUE: 97450

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	45CPool-VNL	1* 1	20.00			1	1.00	.01	15000
61	48CBATHOUSE	1* 1	30.00			1	1.00	.01	2500
62	11CCAN-LOW	1* 1	5.00			1	1.00	.01	1000
63	30CBARN	1* 1	10.00			1	1.00	.01	1000
64	17CFRM-BLDG	1* 2	15.00			2	1.00	.01	1000
65	34CGAZEBO	1* 2	500.00			2	1.00	.01	1000
66	93CSITEIMPR	1* 1				1	1.00	.01	35000

OTHER VALUE: 56500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	HEATPUMP	COMP SHNG	1.00STHT	
CONIWALL	BRICK	HEATPUMP		'WALL	
				4 BDRM	

MIXED USE C AYB 1930 EYB 1982
 DIMENSIONS: A-DU14DL2DU15DR2DU16DR32DD45DL32 B-MR2DD8DR28DU8DL28 C-MR2ML2MU45DR10DU12DL10DD12 D-MU45MR10DU12
 DR22DD12DL22 E-MU45MR10MR22MD22DU18DR30DD18DL30 F-MU23MR32MD5DR30DU5DL30DD5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY%	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1470	1.00	79.84	.8112		64.766	1470	1.00	95206					
	0110 HEATPUMP			2.00			2.000	1470		2940					
	0103 BRICK			3.00			3.000	1470		4410					
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 FP			3000.00			3000.000			3000					
B	81 PORCH	224	1.00	31.91	.6654		21.232	224	1.00	4755					
C	81 PORCH	120	1.00	31.91	.6921		22.084	120	1.00	2650					
D	81 PORCH	264	1.00	31.91	.6654		21.232	264	1.00	5605					
E	01 SINGLE F	540	1.00	79.84	.8112		64.766	540	1.00	34973					
	0110 HEATPUMP			2.00			2.000	540		1080					
	0103 BRICK			3.00			3.000	540		1620					
F	81 PORCH	150	1.00	31.91	.6921		22.084	150	1.00	3312					
			HSF:	2010.00			%COMP: 100								
							RPCN:			165551 1.00		165551 - .35-	=	107609	
							STRUCTURE VALUE:			82.36 OGRCN/HSF		53.53 FMV/HSF		107609	

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1320 AIRPORT RD

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+5+-----32-----+-----24-----+
: :                               1         1
: :                               1         1
: :                               +E-----24-----+
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6 6                               4         :
0 0                               1         :
: :                               :         4
: :                               :         9
: :                               :
: :                               :
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: B                               :
+5+A-----32-----+C6+D--18-----+
  
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TOPO STREET UTILITY ZONING 10.230 ACRES NBHD
 0995

NOTES:

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

LAND VALUE: 97450

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

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OTHER VALUE: 56500

FNDATION XTRFNISH HEAT&AIR ROOFMTRL SIZE/QTY DPRT:DEPR - COMMERCIAL
 CONC-BLK CONBLOCK HEATPUMP COMPSHNG 1.00STHT
 SLAB CONBLOCK HEATPUMP 'WALL
 CONBLOCK HEATPUMP BDRM

MIXED USE C AYB 1975 EYB 1995
 DIMENSIONS: A-DR32DU60DL32DD60 B-DU60DL5DD60DR5 C-MR32DR6DU8DL6DD8 D-MR32MR6DR18DU49DL24DD41DR6DD8 E-MR38ML6
 MU49DR24DU11DL24DD11

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	61 DAY CARE	1920	1.00	92.13	.8816		81.221	1920	1.00	155944				
	6110 HEATPUMP			9.50			9.500	1920		18240				
	6109 CONBLOCK							1920						
B	81 PORCH	300	1.00	31.91	.6650		21.220	300	1.00	6366				
C	81 PORCH	48	1.00	31.91	.8101		25.850	48	1.00	1240				
D	61 DAY CARE	1128	1.00	92.13	.8816		81.221	1128	1.00	91617				
	6110 HEATPUMP			9.50			9.500	1128		10716				
	6109 CONBLOCK							1128						
E	61 DAY CARE	264	1.00	92.13	.8816		81.221	264	1.00	21442				
	6110 HEATPUMP			9.50			9.500	264		2508				
	6109 CONBLOCK							264						
				HSF:	3312.00	%COMP: 100		RPCN:		308073	1.00	308073	- .35-	= 200248
				STRUCTURE VALUE:				93.01	QGRCN/HSF	60.46	FMV/HSF			200248

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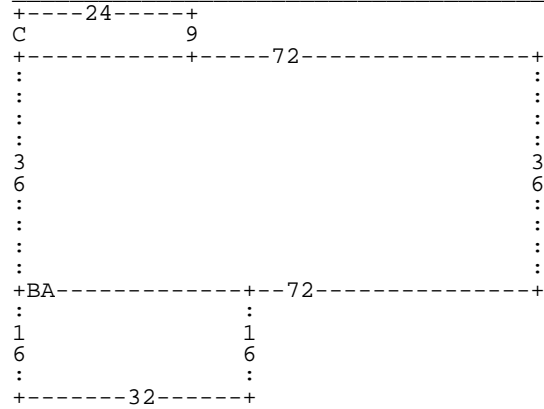
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TOPO	STREET	UTILITY	ZONING	10.230	ACRES	NBHD
						0995

NOTES:03 DISCOVER CAN & COVERED DE
 03 FOR 2015

#	LAND CLASS	SIZE	* RATE	*SIZ*	DPT*	ADJ%	=LND-VALUE
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LAND VALUE: 97450

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
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OTHER VALUE: 56500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
CONCRETE	PREF-MTL	GAS-PACK	METAL	1.00STHT	
SLAB				'WALL	
				BDRM	

MIXED USE D AYB 1983 EYB 1995
 DIMENSIONS: A-DR72DU36DL72DD36 B-DR32DD16DL32DU16 C-MU36DU9DR24DD9DL24

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	61 DAY CARE	2592	1.00	92.13	.9017		83.073	2592	1.00	215325					
	6111 GAS-PACK			9.50			9.500	2592		24624					
	6117 PREF-MTL			5.00-			5.000-	2592		12960-					
B	81 PORCH	512	1.00	31.91	.6636		21.175	512	1.00	10841					
C	80 CANOPY	216	1.00	10.00	1.0000		10.000	216	1.00	2160					
			HSF:	2592.00			%COMP: 100			239990	.86	206391	-.35-	=	134155
							STRUCTURE VALUE:		79.62	QGRCN/HSF		51.75	FMV/HSF		134155

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1320 AIRPORT RD

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TOPO	STREET	UTILITY	ZONING	10.230	ACRES	NBHD	
						0995	
NOTES:04 THIS MODULAR UNIT WAS 04 ADDED FOR 2007 # LAND CLASS SIZE * RATE *SIZ*DPT*ADJ% =LND-VALUE							

+-----B-78-----+
 6 6
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LAND VALUE:								97450
#	OTHER FEAT	SIZE	BASERATE	*SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU	
		*						
		*						
		*						
		*						
		*						
		*						

OTHER VALUE: 56500
 FNDATION XTRFNISH HEAT&AIR ROOFMTRL SIZE/QTY DPRT:DEPR - MOBILE HOME
 CONC-BLK WOOD FWA/CAC METAL 1.00STHT
 PIERS 'WALL BDRM

MIXED USE D AYB 1901 EYB 2003
 DIMENSIONS: A-DU28DR78DD28DL78 B-MR34DR8DD6DL8DU6 C-MR34ML34MU28MR12DU6DR12DD6DL12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	08 MOBILE H	2184	1.00	43.51	.7121		30.983	2184	1.00	67666				
	0812 FWA/CAC			2.00			2.000	2184		4368				
	0801 WOOD							2184						
B	84 WOOD DEC	48	1.00	23.27	.8281		19.269	48	1.00	924				
C	84 WOOD DEC	72	1.00	23.27	.6119		14.238	72	1.00	1025				
D	84 WOOD DEC	72	1.00	23.27	.6119		14.238	72	1.00	1025				
				HSF:	2184.00	%COMP: 100	RPCN:	75008	.86	64506	- .35-	=	41929	
STRUCTURE VALUE:								29.53	QGRCN/HSF	19.19	FMV/HSF		41929	

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1320 AIRPORT RD

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TOPO	STREET	UTILITY	ZONING	10.230 ACRES			NBHD
NOTES: 05 THIS MODULAR UNIT WAS 05 ADDED FOR 2008							0995
#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
LAND VALUE:							97450
#	OTHER FEAT	SIZE	BASERATE*	SIZ% =	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
			*				
			*				
			*				
			*				
			*				
			*				
OTHER VALUE:							56500

MIXED USE D AYB 1901 EYB 2003
 DIMENSIONS: A-DU24DR38DD24DL38 B-DR38DD12DL38DU12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY =	COST	OG%	OG RCN	-DEPR%-CND% =	FMV
A	08 MOBILE H	912	1.00	43.51	.9281		40.381	912	1.00	36827				
	0812 FWA/CAC			2.00			2.000	912		1824				
	0817 PREF-MTL							912						
B	84 WOOD DEC	456	1.00	23.27	.4921		11.451	456	1.00	5221				
			HSF:		912.00		%COMP: 100		RPCN:	43872	.86	37729	-.35-	= 24524
							STRUCTURE VALUE:		41.36 QGRCN/HSF			26.89	FMV/HSF	24524

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	97450	97450	100%	UNK		9525LV/AC
OTHERFEAT	56500	56500	100%	02182014		
STRUCTURE	508465	508465	100%	1712 -0636		TV/HSF
TOTAL	662415	662415	100%	685000	0096%	SP/HSF
						APPRAISED-VALUE: 662415