

+OWNERSHIP 1015461      2024 1/04/2024  
 LYNN'S PROPERTIES LLC  
 PO BOX 30166  
 GREENVILLE NC 28533  
 DEED: 1944 116

PROPERTY DESCRIPTION  
 658 SUSSEX ST LOT 7  
 SPIRIT OF LIFE CHURCH  
 658 SUSSEX ST

TAX SUBDIVISIONS  
 FALLING CREEK  
 COUNTY/CITY OF KINSTON

MAP NUMBER                      CARD NO  
 45050323195                      1  
 RECORD NUMBER: 26199  
 ROUTE 3035000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

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 8 7  
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TOPO	STREET	UTILITY	ZONING	.720 ACRES	NBHD
			IB		0995

NOTES:01 BLDG ADDITIONS FOR 2004

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	30 LOT	1.00LT	120000	1.00 1.00	120000

LAND VALUE: 120000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
60	58CPAVING	9925* 1	1.70			9925	1.00 .42 9786
61	59CPAVING-A	1* 1	3.00			1	1.00 .42 2500
62	27CSTGBLD	1* 1	10.00			1	1.00 .01 500

OTHER VALUE: 12786

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	PREF-MTL	SPACEHTR	METAL	1.00STHT	
SLAB	PREF-MTL	GAS-PACK		12'WALL	
				BDRM	

COMM - IMP                      C                      AYB 1995 EYB  
 DIMENSIONS: A-DU90DR26DU10DR14DD100DL40 B-MU90DU80DR40DD70DL14DD10DL26 C-MU90MU80MR40MD50DR9DD62DL9DU62

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	17 COMM SPE	3740	1.00	50.00	1.0000	1.02	51.000	3740	1.00	190740				
	1711 GAS-PACK			6.14			6.140	3740		22963				
	1717 PREF-MTL							3740						
B	16 COMMERCIAL	3060	1.00	35.00	1.0000	1.02	35.700	3060	1.00	109242				
	1606 SPACEHTR			1.39			1.390	3060		4253				
	1617 PREF-MTL			5.00-			5.000-	3060		15300-				
C	80 CANOPY	558	1.00	10.00	1.0000		10.000	558	1.00	5580				
			HSF:	6800.00			%COMP: 100		RPCN:	317478 1.00		317478 - .35-	=	206361
							STRUCTURE VALUE:	46.68	OGRCN/HSF			30.34	FMV/HSF	206361

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	120000	120000	100%	WD		166666LV/AC
OTHERFEAT	12786	12786	100%	01252022		
STRUCTURE	206361	206361	100%	1944-116		TV/HSF
TOTAL	339147	339147	100%	330000	0102%	SP/HSF

APPRAISED-VALUE: 339147