

+OWNERSHIP 428133 2024 1/04/2024
 WALTER POOLE REALTY INC

PROPERTY DESCRIPTION
 654A/B SUSSEX ST LT/9
 ELLIS JONES INC

TAX SUBDIVISIONS
 FALLING CREEK
 COUNTY/CITY OF KINSTON

MAP NUMBER 450503324022
 RECORD NUMBER: 26202
 ROUTE 3036000
 LISTER: LNBIRASW 8092023
 REVIEW:

4114 BERKELEY AV
 KINSTON NC 28504
 DEED: 1980 353

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+-----100-----+
+-28-:
2 :
3 D :
++14++ :
: E:
4 41 :
0 04 :
: :1
+14+:
:
:
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:
A +B---55-----+
+---45---9 109
0 C 2
+---35-2---45---0
  
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654 SUSSEX ST TOPO STREET UTILITY ZONING .940 ACRES NBHD
 IB 0995

NOTES:01 ADJ VALUE FOR 2014 APPEAL

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	10XLAND	.94AC	100000	1.00	1.00	1.00	94000

LAND VALUE: 94000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	58CPAVING	1*8250	1.70			8250	1.00	.52	6732

OTHER VALUE: 6732

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	STONE	HEATPUMP	METAL	1.00STHT	
SLAB	STONE	HEATPUMP		10'WALL	
	METALPRE	NONE		BDRM	

COMM - IMP C AYB 1990 EYB 1998
 DIMENSIONS: A-DU141DR100DD132DL55DD9DL45 B-MR45MU9DR55DD9DL10DD20DL45DU29 C-MU9MR45MD9DD20DL35DU20DR35 D-MR45
 ML45MU98DU23DL28DD23DR28 E-MU98ML5DD40DL14DU40DR14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	47 WAREHOUSE	13605	1.00	28.42	.9714	1.13	31.195	13605	1.00	424407					
	4701 NONE							13605							
	4717 METALPRE							13605							
B	30 OFC-AVG	1395	1.00	103.66	.7420	.95	73.069	1395	1.00	101931					
	3010 HEATPUMP							1395							
	3012 STONE			3.00			3.000	700	1.00	4185					
C	30 OFC-AVG	700	1.00	103.66	.7420	.95	73.069	700	1.00	51148					
	3010 HEATPUMP							700							
	3012 STONE			3.00			3.000	700		2100					
D	88 CONCRETE	644	1.00	4.25	.9335		3.967	644	1.00	2554					
E	91 LOAD RMP	560	1.00	5.00	1.0000		5.000	560	1.00	2800					
			HSF:	15700.00			%COMP: 100		RPCN:	589125	1.00	589125	-.27-	=	430062
							STRUCTURE VALUE:			37.52	OGRCN/HSF		27.39	FMV/HSF	430062

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	94000	94000	100%	WD		100000LV/AC
OTHERFEAT	6732	6732	100%	01302023		
STRUCTURE	430062	430062	100%	1980-353		TV/HSF
TOTAL	530794	530794	100%	625000	0084%	SP/HSF

APPRAISED-VALUE: 530794