

+OWNERSHIP 28810 2024 1/04/2024  
 NEUSIOK PROPERTIES LLC

127 N QUEEN STREET  
 KINSTON NC 28501  
 DEED: 1714 723

PROPERTY DESCRIPTION  
 110 E CASWELL ST  
 BLDG H 2ND STORY  
 OLIVIA'S  
 110 E CASWELL ST

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER 452564327881  
 RECORD NUMBER: 26294  
 ROUTE 64074000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

+---70---+  
 : :  
 6 6  
 9 9  
 G :  
 F---70---+  
 22E2 3  
 :2 4 2  
 58 +--49---+  
 0446 :  
 :44 6  
 6D5 2  
 6 :  
 C :  
 ----60---+  
 3 4  
 A 0  
 +B34-+-26+

TOPO STREET UTILITY ZONING .350 ACRES NBHD  
 2009

NOTES:01 RENOVATIONS COMP 2018

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	6C FF	72F 210D	200	1.00	1.12	1.00	224 16128

LAND VALUE: 16128

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	FWA/CAC	RUBBER	1.00STHT	
SLAB	BRICK	FWA/CAC		12'WALL	
	BRICK	FWA/CAC		BDRM	

COMM - IMP C-5 AYB 1942 EYB 1980  
 DIMENSIONS: A-DU33DR60DD40DL26DU7DL34 B-DR34DD7DL34DU7 C-MU33DU36DR5DU4DL4DU14DR4DU4DR6DU4DR49DD62DL60 D-MU33MU  
 36MR5DL16DU50DR12DD28DR4DD4DL4DD14DR4DD4 E-MU69MR5ML16MU50MR12DR10DD28DL10DU28 F-MU119MR1ML12DU8DR  
 71DD32DL49DU24DL22 G-MU119ML11MU8DU69DR70DD69DL70

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	35 RESTAURA	2162	1.00	119.82	.6844	1.00	82.004	2162 1.00	177292				
	3512 FWA/CAC							2162					
	3503 BRICK							2162					
B	96 CANOPY-C	238	1.00	10.00	1.0000		10.000	238 1.00	2380				
C	35 RESTAURA	3622	1.00	119.82	.6844	1.00	82.004	3622 1.00	297018				
	3512 FWA/CAC							3622					
	3503 BRICK							3622					
D	96 CANOPY-C	632	1.00	10.00	1.0000		10.000	632 1.00	6320				
E	78 UTILITYB	280	1.00	28.50	1.0000		28.500	280 1.00	7980				
F	47 WAREHOUS	1744	1.00	28.42	.9759		27.735	1744 1.00	48369				
	4712 FWA/CAC							1744	13585				
	4703 BRICK							1744	3278				
G	47 WAREHOUS	4830	1.00	28.42	.9759		27.735	4830 1.00	133960				
	4712 FWA/CAC							4830	37625				
	4703 BRICK							4830	9080				
H	47 WAREHOUS	2400	1.00	28.42	.9759		27.735	2400 1.00	66564				
	4712 FWA/CAC							2400	18696				
	4703 BRICK							2400	4512				
			HSF:	14758.00			%COMP: 100		826662	.95	785328	-.50-.25=	294498
							STRUCTURE VALUE:	53.21	OGRCN/HSF		19.95	FMV/HSF	294498

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	16128	16128	100%	UNK		310626
OTHERFEAT			%	03142014		
STRUCTURE	294498	294498	100%	1714 -0723		
TOTAL	310626	310626	100%	12000	2588%	
						46080LV/AC
						TV/HSF
						SP/HSF
						APPRAISED-VALUE: 310626