OWNERSHIP 1013147 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
RETIRE 1 LLC	109 E NORTH ST	KINSTON	452563337326	1
	APARTMENT UNITS A-D		RECORD NUMBER: 26295	
1245 WATAUGA STREET		CNTY/CTY KINSTON/MUNI SVC	ROUTE 63037000	
KINGSPORT TN 37660			LISTER: LNLHOLLO 11212023	
DEED: 1911 429	109 E NORTH ST		REVIEW:	

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B5+C8-+ :
A575-8610-+

TOPO	STREET	UTILITY	ZONING	.070 ACRES	NBHD
			NOTES:01 VACANT		0331

#	LAND CLASS	SIZE	*	RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	6C FF	29F	100D	200	1.00	.82	1.00	164	4756

LAND VALUE: 4756

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
SLAB	BRICK	FWA/CAC	TAR&GRAV	2.00STHT 12'WALL 8 BDRM	

COMM - IMP C AYB 1920 EYB 1960

DIMENSIONS: A-DR2DU7DR5DD7DR5DU6DR8DD6DR10DU90DL30DD90 B-MR2DU7DR5DD7DL5 C-MR2MR10DU6DR8DD6DL8

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	12 MULTI-FA	2617	2.00	57.92	.9326	1.00	54.016	5234	1.00	282719				
	1212 FWA/CAC			2.00			2.000	2617		5234				
	1203 BRICK			3.00			3.000	2617		7851				
	4.00 FULL BTH			3000.00			3000.000			12000				
B	81 PORCH	35	1.00	31.91	.8101		25.850	35	1.00	904				
C	81 PORCH	48	1.00	31.91	.8101		25.850	48	1.00	1240				
			HSF:	5234.00		%COMP: 100			RPCN:	309948	1.00	309948	- .57- =	133278

STRUCTURE VALUE: 59.21 QGRCN/HSF 25.46 FMV/HSF 133278

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE 138034
LAND			4756	4756	100%	WD		67942LV/AC	
OTHERFEAT					%	03232021			
STRUCTURE			133278	39663	336%	1911-429		TV/HSF	
TOTAL			138034	44419	310%	6000	2300%	SP/HSF	

APPRAISED-VALUE: 138034