

+OWNERSHIP 11539 2024 1/04/2024
 BAUGHER REAL EST HOLDINGS LLC

PROPERTY DESCRIPTION
 3900 COMMERCE DR
 BLDF/100X100/BLT 1994
 GRAVEL PARKING LOT

TAX SUBDIVISIONS
 VANCE
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER CARD NO
 451704601213 1
 RECORD NUMBER: 27665
 ROUTE 4200000
 LISTER: LNLGLISH 5012023
 REVIEW:

805 ARCANE CR
 NEW BERN NC 28562
 DEED: 1687 208

TOPO	STREET	UTILITY	ZONING	4.160 ACRES	NBHD
UTILESMT					0995

+-----100----+
 : :
 1 1
 0 0
 +360 0
 136H F
 236+-----100----+
 4 : :
 36G: :
 1 1
 5 5
 0 0
 : :
 : :1
 A E3
 +----D100----+0
 B 3 3
 C422283

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	13MBS-PAVED	4.16AC	20000	1.00 1.00 .90	18000 74880

LAND VALUE: 74880

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
60	58CPAVING	125* 20	1.70			2500	1.00 .01 4208
61	59CPAVING-A	496* 1	3.00			496	1.00 .01 1474

OTHER VALUE: 5682

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	PREF-MTL	FWA/CAC	METAL	1.00STHT	
SLAB	PREF-MTL	FWA/CAC		12'WALL	
	PREF-MTL	NONE		BDRM	

IND - IMP C AYB 1990 EYB 1997

DIMENSIONS: A-DU150DR100DD150DL100 B-MR4DD27DR4DD6DR22DU33DL26 C-MR4MD27DD6DR4DU6DL4 D-MD27MR4MU27MR26DR28DD33DL
 28DU33 E-MR30MR70MU7DU30DR10DD30DL10 F-MU7MR100MU143DU100DL100DD100DR100 G-MU150MR100MD150ML100MU114DL
 36DU24DR36DD24 H-MU114MU39DU13DL36DD13DR36

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	54 INDUSTRI	15000	1.00	36.22	.9362	1.00	33.909	15000	1.00	508635				
	5401 NONE							15000						
	5417 PREF-MTL			2.00-			2.000-	15000		30000-				
B	30 OFC-AVG	834	1.00	103.66	.7311	1.00	75.785	834	1.00	63204				
	3012 FWA/CAC							834						
	3017 PREF-MTL			5.71-			5.710-	834		4762-				
C	80 CANOPY	24	1.00	10.00	1.0000		10.000	24	1.00	240				
D	16 COMMERC	924	1.00	35.00	1.0000	1.02	35.700	924	1.00	32986				
	1612 FWA/CAC			6.14			6.140	924		5673				
	1617 PREF-MTL			5.00-			5.000-	924		4620-				
E	77 UTILITY	300	1.00	27.50	1.0000		27.500	300	1.00	8250				
F	54 INDUSTRI	10000	1.00	36.22	.9362	1.00	33.909	10000	1.00	339090				
	5401 NONE							10000						
	5417 PREF-MTL			2.00-			2.000-	10000		20000-				
G	91 LOAD RMP	864	1.00	5.00	1.0000		5.000	864	1.00	4320				
H	91 LOAD RMP	468	1.00	5.00	1.0000		5.000	468	1.00	2340				

HSF: 26758.00 %COMP: 100

RPCN: 905357 1.00 905357 - .30- .11= 564038
 STRUCTURE VALUE: 33.83 OGRCN/HSF 21.07 FMV/HSF 564038

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	74880	74880	100%	UNK		18000LV/AC
OTHERFEAT	5682	5682	100%	04242013		
STRUCTURE	564038	564038	100%	1687 -0208		TV/HSF
TOTAL	644600	644600	100%	485000	0132%	SP/HSF

APPRAISED-VALUE: 644600