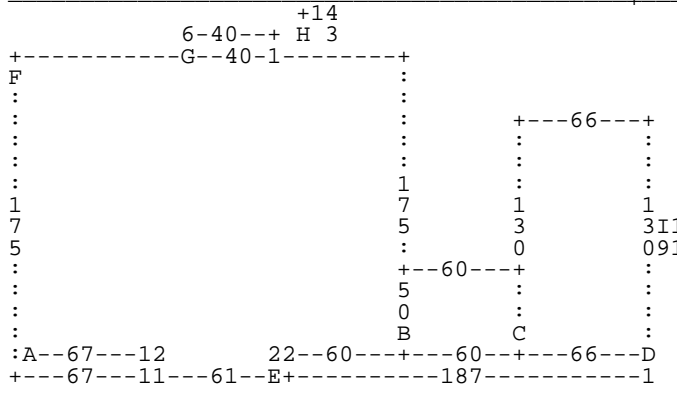


+OWNERSHIP 14110 2024 1/04/2024  
 CF KINSTON VENTURES LLC  
 2300 CENTER AVE SUITE 1  
 NEW BERN NC 28562  
 DEED: 1759 152

PROPERTY DESCRIPTION  
 N HERRITAGE ST TRACT 2  
 BLDC/VACANT 12/16  
 2501 THRU 2509 N HERRITAGE ST

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO  
 452613123990 1  
 RECORD NUMBER: 28847  
 ROUTE 13005000  
 LISTER: LNL ENGLISH 5012023  
 REVIEW:



TOPO	STREET	UTILITY	ZONING	5.400 ACRES	NBHD
			SC		0995

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	10XLAND	5.40AC	100000	1.00	1.00	1.00	540000

LAND VALUE:								540000
#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND% OFB-VALU
2	58CPAVING	*	1.70			160750	1.00	.52 131172

OTHER VALUE:								131172
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR	- COMMERCIAL		
CONCRETE	CONBLOCK	HEATPUMP	RUBBER	1.00STHT				
SLAB	BRICK	HEATPUMP		22'WALL				
	CONCBLCK	HEATPUMP		BDRM				

COMM - IMP C AYB 1993 EYB 1995  
 DIMENSIONS: A-DR67DE12DS12DR61DU12DR60DU175DL200DD175 B-MR72MD12MR67MU12MR61DU50DR60DD50DL60 C-MR200MR60DU130D  
 R66DD130DL66 D-MR260MR66DD12DL187DU12DR187 E-MR326MD12ML187DD8DL61DW12DN8DL67DU12DR67DS12DE12DR61 F-MD  
 12MR139MU12MR61MU175ML200MD10DL5DD6DR5DU6 G-MU165MU10MR92DU16DR40DD16DL40 H-MU175MR92MR56DU35DR14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%	-CND% =	FMV
A	98 SPINKLER	35804	1.00	4.00	.5753	1.00	2.301	35804	1.00	82385					
A	25 DISCOUNT	35804	1.00	55.08	.7395	1.25	50.913	35804	1.00	1822889					
	2510 HEATPUMP							35804							
	2509 CONBLOCK							35804							
B	98 SPINKLER	3000	1.00	4.00	.8501	1.00	3.400	3000	1.00	10200					
B	29 SHOP NBH	3000	1.00	60.29	.7394	1.17	52.156	3000	1.00	156468					
	2910 HEATPUMP							3000							
	2909 CONCBLCK							3000							
C	98 SPINKLER	8580	1.00	4.00	.7050	1.00	2.820	8580	1.00	24195					
C	29 SHOP NBH	8580	1.00	60.29	.7394	1.17	52.156	8580	1.00	447498					
	2910 HEATPUMP							8580							
	2909 CONCBLCK							8580							
D	80 CANOPY	2244	1.00	10.00	1.0000		10.000	2244	1.00	22440					
E	80 CANOPY	1508	1.00	10.00	1.0000		10.000	1508	1.00	15080					
F	83 STOOP	30	1.00	14.32	.7695		11.019	30	1.00	330					
G	98 SPINKLER	640	1.00	4.00	.9715	1.00	3.886	640	1.00	2487					
G	59 COLD STO	640	1.00	204.03	.3237	1.09	71.987	640	1.00	46071					
	5910 HEATPUMP							640							
	5909 CONCBLCK							640							
H	90 LOAD-COV	490	1.00	16.00	1.0000		16.000	490	1.00	7840					
I	94 CANOPY-B	304	1.00	25.00	1.0000		25.000	304	1.00	7600					

HSF: 48024.00 %COMP: 100  
 STRUCTURE VALUE: 55.08 OGRCN/HSF 2645483 1.00 2645483 - .35- .35= 1117717  
 23.27 FMV/HSF 1117717

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE	1788889
LAND	540000	540000	100%			100000LV/AC	
OTHERFEAT	131172	131172	100%	00000000			
STRUCTURE	1117717	1117717	100%	-		TV/HSF	
TOTAL	1788889	1788889	100%		0000%	SP/HSF	
						APPRAISED-VALUE:	1788889