

+OWNERSHIP 1012631 2024 1/04/2024  
 SARATOGA EQUITY II LLC  
 SARATOGA EQUITY I LLC  
 9 MILITARY PLAZA  
 UNIVERSAL CITY TX 78148  
 DEED: 1902 358

PROPERTY DESCRIPTION  
 4177 W VERNON AVE  
 OUTPARCEL B  
 RADIO SHACK  
 4177 W VERNON AV

TAX SUBDIVISIONS  
 FALLING CREEK  
 COUNTY/CITY OF KINSTON

MAP NUMBER 450503337150  
 RECORD NUMBER: 28927  
 ROUTE 3018000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

+-----45-----+  
 : :  
 : :  
 3 :  
 8 +5  
 : 5:  
 : 7:  
 + :  
 1 :4  
 0 :6  
 1 ::  
 4 +-----25-----+  
 A B :  
 +--20--5 :  
 C +-----30-----+  
 2 :  
 3 :  
 +--20--+

TOPO STREET UTILITY ZONING .540 ACRES NBHD  
 SC 2009

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	11TLAND	.54AC	450000	1.00	1.00	1.00	450000 243000

LAND VALUE: 243000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
2	58CPAVING	*	1.70			18500	1.00	.44	17612
3	53CFENCE-BR	21* 12	50.00			252	1.00		12599

OTHER VALUE: 30211

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	CONCBLCK	HEATPUMP	RUBBER	1.00STHT 16'WALL BDRM	

COMM - IMP B+5 AYB 1992 EYB 2020  
 DIMENSIONS: A-DU14DL2DU10DR2DU38DR45DD57DL25DD5DL20 B-MR20DU5DR25DU35DR5DD46DL30DU6 C-DD23DR20DU23DL20

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	CND%*	FMV	
A	23 RETAIL S	2685	1.00	78.50	.8266	1.08	70.079	2685	1.00	188162						
	2310 HEATPUMP							2685								
	2309 CONCBLCK							2685								
B	80 CANOPY	505		10.00	1.0000		10.000	505		5050						
C	85 PATIO-BR	460		7.50	1.0000		7.500	460		3450						
			HSF:	2685.00	%COMP: 100			RPCN:		196662	1.31	258118	-	-	=	258118
STRUCTURE VALUE:										96.13	OGRCN/HSF	96.13	FMV/HSF		258118	

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	243000	243000	100%	SW		450000LV/AC
OTHERFEAT	30211	30211	100%	12152020		
STRUCTURE	258118	258118	100%	1902-358		TV/HSF
TOTAL	531329	531329	100%	408000	0130%	SP/HSF
						APPRAISED-VALUE: 531329