

+OWNERSHIP 1001712 2024 1/04/2024
 RD INVESTMENT PARTNERS I LP
 2146 ROSWELL RD SUITE 108-911
 MARIETTA GA 30062
 DEED: 1786 46

PROPERTY DESCRIPTION
 4173 W VERNON AVE
 OUTPARCEL C
 ARBYS
 4173 W VERNON AV

TAX SUBDIVISIONS
 FALLING CREEK
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 450503339176 1
 RECORD NUMBER: 28928
 ROUTE 3017000
 LISTER: LNLEGLISH 5012023
 REVIEW:

6+----43-----+
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TOPO STREET UTILITY ZONING 1.200 ACRES NBHD
 0995

NOTES:01 REMODELED 2014

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	11TLAND	1.20AC	450000	1.00	1.00	1.00	450000 540000

LAND VALUE: 540000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
2	58CPAVING	*	1.70			26000	1.00	.36	28288

OTHER VALUE: 28288

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	STOWALL	COMMHVAC	TAR&GRAV	1.00STHT	
SLAB				'WALL	
				BDRM	

COMM - IMP A AYB 1995 EYB 2003
 DIMENSIONS: A-DU41DL5DU19DR5DU29DL6DU4DR43DD62DL7DD31DL30

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	CND%*	FMV
A	36 FASTFOOD	3343	1.00	177.42	.8017		142.237	3343	1.00	475498					
	3614 COMMHVAC							3343							
	3614 STOWALL							3343							
			HSF:	3343.00		%COMP: 100		RPCN:		475498	1.36	646677	- .18-	=	530276
						STRUCTURE VALUE:		193.44		OGRCN/HSF		158.62	FMV/HSF		530276

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	540000	540000	100%	WD		450000LV/AC
OTHERFEAT	28288	28288	100%	10182016		
STRUCTURE	530276	530276	100%	1786- 46		TV/HSF
TOTAL	1098564	1098564	100%	1100000	0099%	SP/HSF
						APPRaised-VALUE: 1098564