

+OWNERSHIP 1018642 2024 1/04/2024
 BCS NC FUND PROPCO 19 LLC
 BCS CAPITAL GROUP
 1940 FOUNTAIN VIEW DR #220
 HOUSTON TX 77057
 DEED: 1978 495

PROPERTY DESCRIPTION
 3800 W VERNON AV TR A
 SPEEDWAY
 3800 W VERNON AV

TAX SUBDIVISIONS
 FALLING CREEK
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 450504536411 1
 RECORD NUMBER: 2945
 ROUTE 4058000
 LISTER: LNHCOOKE 2272023
 REVIEW:

+-----55-----+
 6 2
 A 6
 +-----55-----+
 B :
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 8 8
 8 8
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 +--30----

TOPO STREET UTILITY ZONING .870 ACRES NBHD
 B1 0995

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	11LAND	.87AC	300000	1.00	1.00	1.00	300000

LAND VALUE: 261000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	58CPAVING	6000*	1	1.70		6000	1.00	.01	10098
61	59CPAVING-A	10000*	1	3.00		10000	1.00	.01	29700

OTHER VALUE: 39798

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	HEATPUMP	TAR&GRAV	1.00STHT	
SLAB				12'WALL	
				BDRM	

COMM - IMP C+10 AYB 1993 EYB 1999
 DIMENSIONS: A-DU26DR55DD26DL55 B-MR10DD88DR30DU88DL30

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	CND%*	FMV
A	20 CONVENIE	1430	1.00	84.25	.8805	1.00	74.182	1430	1.00	106080					
	2010 HEATPUMP			2.87			2.870	1430		4104					
	2003 BRICK							1430							
B	95 CANOPY-S	2640	1.00	21.75	1.0000		21.750	2640	1.00	57420					
			HSF:	1430.00			%COMP: 100								
							STRUCTURE VALUE:			128.92	OGRCN/HSF				
										167604	1.10	184364	- .25-	=	138273
															138273

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	261000	261000	100%	SW		300000LV/AC
OTHERFEAT	39798	39798	100%	01042023		
STRUCTURE	138273	138273	100%	1978-495		TV/HSF
TOTAL	439071	439071	100%	1279000	0034%	SP/HSF
						APPRaised-VALUE: 439071