

+OWNERSHIP 1020246 2024 1/04/2024  
 MOORING CONSTRUCTION & RENTALS  
 LLC  
 203 SOUTH CASWELL ST  
 LA GRANGE NC 28551  
 DEED: 2001 15

PROPERTY DESCRIPTION  
 HWY 258 N EFIRD 1  
 COOPER'S AUTO SALES  
 1785 HWY 258 NORTH

TAX SUBDIVISIONS  
 FALLING CREEK  
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO  
 450603411164 1  
 RECORD NUMBER: 2974  
 ROUTE 3044000  
 LISTER: LNIBRASW 9282023  
 REVIEW:

TOPO	STREET	UTILITY	ZONING	.530 ACRES		NBHD
			B1			0995
NOTES:						
#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ% =LND-VALUE
1	3C LOT	1.00LT	50000		1.00	1.00 50000 50000
LAND VALUE:						50000
#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS *OGR%-COND%=OFB-VALU
60	58CPAVING	14000*	1	1.70		14000 1.00 .50 11900
61	77 METALGAR	*		10.00		1 1.00 .50 5000
OTHER VALUE:						16900

COMM - IMP C AYB 1971 EYB 1991  
 DIMENSIONS: A-DR60DU30DL60DD30

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	23 RETAIL S	1800	1.00	78.50	.8530	.96	64.281	1800	1.00	115705				
	2306 SPACEHTR			4.75-			4.750-	1800		8550-				
	2303 BRICK							1800						
HSF:				1800.00		%COMP: 100		RPCN:		107155 1.00		107155 - .45-	=	58936
STRUCTURE VALUE:								59.53		OGRCN/HSF		32.74	FMV/HSF	58936

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	50000	50000	100%			125836
OTHERFEAT	16900	16900	100%	00000000		
STRUCTURE	58936	58936	100%	-		
TOTAL	125836	125836	100%		0000%	
APPRaised-VALUE:						125836