

+OWNERSHIP 1001880
BPD REAL ESTATE LLC

2024 1/04/2024

PROPERTY DESCRIPTION
662 SUSSEX ST
WHSE/ADDITION BLT/2003
CPA OFFICE
662 SUSSEX ST

TAX SUBDIVISIONS
FALLING CREEK
COUNTY/CITY OF KINSTON

MAP NUMBER
45050323365
RECORD NUMBER: 3044
ROUTE 3033000
LISTER: LNLEGLISH 5012023
REVIEW:

CARD NO
1

PO BOX 6069
KINSTON NC 28501
DEED: 1792 384

+---34---+
:
4 4
0 0
C :
+---34---+
:
:
:
:
7 7
0 0
:
:
:
A :
+---+18-6---+
B-18-+

TOPO	STREET	UTILITY	ZONING	.840 ACRES	NBHD
			IB		0995

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	30 LOT	1.00LT	120000		1.00	1.00	120000

LAND VALUE:

120000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	58CPAVING	17500*	1	1.70		17500	1.00	.54	13685
61	26CSTLBLDG	1*	1	10.00		1	1.00	.54	1194

OTHER VALUE:

14879

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	GLASS	HEATPUMP	RUBBER	2.00STHT	
SLAB	GLASS	HEATPUMP		10'WALL	
	METALPRE	HEATPUMP		BDRM	

COMM - IMP C+10 AYB 1990 EYB 1994

DIMENSIONS: A-DU70DR56DD70DL56 B-MR19DD6DR18DU6DL18 C-MR19ML19MU70MR11DU40DR34DD40DL34

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	30 OFC-AVG	3920	2.00	103.66	.7519	.95	74.043	7840	.95	551465				
	3010 HEATPUMP							3920						
	3019 GLASS							3920						
B	30 OFC-AVG	108	1.00	103.66	.7519	.95	74.043	108	1.00	7996				
	3010 HEATPUMP							108						
	3019 GLASS							108						
C	47 WAREHOUS	1360	1.00	28.42	1.0000	1.04	29.556	1360	1.00	40196				
	4710 HEATPUMP			7.79			7.790	1360		10594				
	4717 METALPRE							1360						
			HSF:	9308.00			%COMP: 100		RPCN:	610251 1.10		671276 - .37-	=	422904
							STRUCTURE VALUE:		72.11	OGRCN/HSF		45.43	FMV/HSF	422904

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	120000	120000	100%			142857LV/AC
OTHERFEAT	14879	14879	100%	00000000		
STRUCTURE	422904	422904	100%	-		TV/HSF
TOTAL	557783	557783	100%		0000%	SP/HSF

APPRAISED-VALUE: 557783