

+OWNERSHIP 1009170 2024 5/20/2024
 D & M STORAGE PROPERTIES LLC

PROPERTY DESCRIPTION
 SR 1578
 MEDICAL PARK STORAGE A

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER
 452609163171
 RECORD NUMBER: 30780
 ROUTE 9006010
 LISTER: LNLHOLLO 5162024
 REVIEW:

169 OLD TIRE HILL RD
 JOHNSTOWN PA 15905
 DEED: 1857 813

406 AIRPORT RD

+-----100-----+			TOPO	STREET	UTILITY	ZONING	1.230 ACRES	NBHD
:	:	:	:	:	:	:	:	0995
2	2	:	NOTES:01 2 NEW MINI STORAGE BLDGS					
0	0	:	01 FOR 1998					
A	:	:	#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
+-----100-----+			1	10XLAND	1.23AC	100000	1.00 1.00 .95	95929 117993

LAND VALUE: 117993

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	58CPAVING	22700*	1	1.70		22700	1.00	.19	31258
61	50CCL-FENCE	840*	1	10.12		840	1.00	.19	6885
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OTHER VALUE: 38143

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	PREF-MTL	NONE	METAL	1.00STHT	
SLAB				9'WALL	
				BDRM	

COMM - IMP C AYB 1996 EYB 2010
 DIMENSIONS: A-DU20DR100DD20DL100

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	46 MINI-STO	2000	1.00	26.29	.9404	.92	22.745	2000	1.00	45490					
	4601 NONE							2000							
	4617 PREF-MTL							2000							
			HSF:	2000.00		%COMP: 100		RPCN:		45490 1.00		45490 - .07-	=	42306	
						STRUCTURE VALUE:		22.74	OGRCN/HSF			21.15 FMV/HSF		42306	

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TOPO	STREET	UTILITY	ZONING	1.230 ACRES	NBHD
					0995

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
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LAND VALUE: 117993

#	OTHER FEAT	SIZE	BASERATE*SIZE%	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
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OTHER VALUE: 38143

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
CONCRETE	PREF-MTL	NONE	METAL	1.00STHT	
SLAB				9'WALL	
				BDRM	

COMM - IMP C AYB 1996 EYB 2010
 DIMENSIONS: A-DU110DR10DD110DL10

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	46 MINI-STO	1100	1.00	26.29	.9940	.92	24.041	1100	1.00	26445				
	4601 NONE							1100						
	4617 PREF-MTL							1100						
			HSF:	1100.00		%COMP: 100								
						STRUCTURE VALUE:								
								RPCN:		26445 1.00		26445 - .07-	=	24594
								24.04	QGRCN/HSF			22.35 FMV/HSF		24594

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TOPO	STREET	UTILITY	ZONING	1.230 ACRES	NBHD
					0995

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
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LAND VALUE: 117993

#	OTHER FEAT	SIZE	BASERATE*SIZE%	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
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OTHER VALUE: 38143

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
CONCRETE	PREF-MTL	NONE	METAL	1.00STHT	
SLAB				9'WALL	
				BDRM	

COMM - IMP C AYB 1996 EYB 2010
 DIMENSIONS: A-DU170DR15DD170DL15

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	46 MINI-STO	2550	1.00	26.29	.9040	.92	21.864	2550	1.00	55753			
	4601 NONE							2550					
	4617 PREF-MTL							2550					
			HSF:	2550.00		%COMP: 100		RPCN:	55753	1.00	55753	-.07-	51851
						STRUCTURE VALUE:		21.86	QGRCN/HSF		20.33	FMV/HSF	51851

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TOPO	STREET	UTILITY	ZONING	1.230 ACRES	NBHD
					0995

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
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LAND VALUE: 117993

#	OTHER FEAT	SIZE	BASERATE*SIZE%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
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OTHER VALUE: 38143

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
CONCRETE	PREF-MTL	NONE	COMPSHNG	1.00STHT	
SLAB				9'WALL	
				BDRM	

COMM - IMP C AYB 1997 EYB 2010
 DIMENSIONS: A-DU225DR20DD225DL20

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	46 MINI-STO	4500	1.00	26.29	.8640	.92	20.896	4500	1.00	94032				
	4601 NONE							4500						
	4617 PREF-MTL							4500						
			HSF:	4500.00		%COMP: 100			RPCN:	94032 1.00		94032 - .07-	=	87450
						STRUCTURE VALUE:			20.89	QGRCN/HSF		19.43 FMV/HSF		87450

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406 AIRPORT RD

TOPO	STREET	UTILITY	ZONING	1.230 ACRES		NBHD
NOTES:05 NEW STORAGE BLDG FOR 1998						0995
#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE	
2	2					
3	3					
0	0					
LAND VALUE:						117993
#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS *OGR%-COND%=OFB-VALU
		*				
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		*				
OTHER VALUE:						38143
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL	
CONCRETE	PREF-MTL	NONE	METAL	1.00STHT		
SLAB				9'WALL		
				BDRM		

COMM - IMP C AYB 1997 EYB 2010
 DIMENSIONS: A-DU230DR50DD230DL50

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	46 MINI-STO	11500	1.00	26.29	.7420	.92	17.946	11500	1.00	206379				
	4601 NONE							11500						
	4617 PREF-MTL							11500						
			HSF:	11500.00		%COMP: 100				RPCN: 206379 1.00		206379 - .07-	=	191933
						STRUCTURE VALUE:				17.94 QGRCN/HSF		16.68 FMV/HSF		191933

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	117993	118000	99%	SW		95929LV/AC
OTHERFEAT	38143	38143	100%	06072019		
STRUCTURE	398134	398134	100%	1857-813		TV/HSF
TOTAL	554270	554277	99%	596500	0092%	SP/HSF
						APPRAISED-VALUE: 554270