

+OWNERSHIP 1010874 2024 1/04/2024  
 PINNACLE REAL ESTATE CORP

4114 BERKLEY AV  
 KINSTON NC 28504  
 DEED: 1896 862

PROPERTY DESCRIPTION  
 BERKLEY AVE 16B  
 SOUTHERN VINYL MFG  
 ///STORAGE YARD///  
 BERKLEY AV

TAX SUBDIVISIONS  
 FALLING CREEK  
 COUNTY/CITY OF KINSTON

MAP NUMBER 450503421054  
 RECORD NUMBER: 31231  
 ROUTE 3039050  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

TOPO 100YR-FZ STREET UTILITY ZONING 1.000 ACRES NBHD 0995

NOTES:

| # | LAND CLASS | SIZE   | * RATE | *SIZ% | *DPT% | *ADJ% | =LND-VALUE |
|---|------------|--------|--------|-------|-------|-------|------------|
| 1 | 10XLAND    | 1.00AC | 100000 | 1.00  | 1.00  | .75   | 75000      |

LAND VALUE: 75000

| #  | OTHER FEAT  | SIZE | BASERATE* | SIZ%* | ADJRATE* | UNITS | *OGR% | -COND%* | OFB-VALU |
|----|-------------|------|-----------|-------|----------|-------|-------|---------|----------|
| 60 | 50BCL-FENCE | 382* | 10.12     |       |          | 382   | 1.25  | .50     | 2416     |
|    |             | *    |           |       |          |       |       |         |          |
|    |             | *    |           |       |          |       |       |         |          |
|    |             | *    |           |       |          |       |       |         |          |
|    |             | *    |           |       |          |       |       |         |          |
|    |             | *    |           |       |          |       |       |         |          |
|    |             | *    |           |       |          |       |       |         |          |

OTHER VALUE: 2416

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/QT               | DPRT: |
|----------|----------|----------|----------|-----------------------|-------|
|          |          |          |          | STHT<br>'WALL<br>BDRM |       |

COMM - IMP AYB EYB  
 DIMENSIONS:

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%* | ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR%* | -CND%* | FMV |
|---|-----------|-----------|------|----------|--------|---------|----------|-------|-------|------|-----|--------|---------|--------|-----|
|---|-----------|-----------|------|----------|--------|---------|----------|-------|-------|------|-----|--------|---------|--------|-----|

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE     | S-N%  | TOTAL VALUE |
|-----------|-------|-----------|------|----------|-------|-------------|
| LAND      | 75000 | 75000     | 100% | WD       |       | 75000LV/AC  |
| OTHERFEAT | 2416  | 2416      | 100% | 10212020 |       |             |
| STRUCTURE |       |           | %    | 1896-862 |       | TV/HSF      |
| TOTAL     | 77416 | 77416     | 100% | 85000    | 0091% | SP/HSF      |

APPRAISED-VALUE: 77416