

+OWNERSHIP 1004904 2024 1/04/2024
 RAJA HOSPITALITY DE LLC
 371 S SWING RD
 GREENSBORO NC 27409
 DEED: 1825 475

PROPERTY DESCRIPTION
 1156 HILL FARM RD
 TRACT C
 HOLIDAY INN EXPRESS
 1156 HILL FARM RD

TAX SUBDIVISIONS
 FALLING CREEK
 COUNTY/CITY OF KINSTON

MAP NUMBER 450503238135
 RECORD NUMBER: 32887
 ROUTE 3022030
 LISTER: LNLEGLISH 5012023
 REVIEW:

-----198-----+
 :
 :
 :
 6
 3
 :
 :
 +---38--5
 +---37---11A+15+11+---36--5
 +6B 6+
 : :
 3 3
 2 2
 : :
 +---29---+

TOPO STREET UTILITY ZONING 1.580 ACRES NBHD 0995

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	11JLAND	1.58AC	200000	1.00	1.00	1.00	316000

LAND VALUE: 316000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%	-COND%*	OFB-VALU
60	46CPool-CON	1* 1	40.00			1	1.00	.01	25000
61	58CPAVING	*	1.70			31448	1.00	.13	46512
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 71512

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	STUCCO	HEATPUMP	LAMSHNGL	3.00STHT	
SLAB				'WALL	
				BDRM	

COMM - IMP B AYB 1999 EYB 2012
 DIMENSIONS: A-DL11DU5DL37DU5DL38DU63DR198DD63DL50DD5DL36DD5DL11DU2DL15DD2 B-DD6DL6DD32DR29DU32DL6DU6DL1DU2
 DL15DD2DL1

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*-CND%*	FMV
A	98 SPINKLER	13179	3.00	4.00	.6675		2.670	13179	1.00	35187				
A	66 HOTEL-3	13179	3.00	101.79	.8132		82.775	39537	1.00	3272675				
	6610 HEATPUMP			7.85			7.850	13179		103455				
	6610 STUCCO							13179						
B	79 CARPORT-	1060	1.00	17.50	1.0000		17.500	1060	1.00	18550				
			HSF:	39537.00			%COMP: 100		RPCN:	3429867	1.25	4287333	- .05-	= 4072967
							STRUCTURE VALUE:			108.43	OGRCN/HSF	103.01	FMV/HSF	4072967

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	316000	316000	100%	SW		200000LV/AC
OTHERFEAT	71512	71512	100%	03272018		
STRUCTURE	4072967	4072967	100%	1825-475		TV/HSF
TOTAL	4460479	4460479	100%	5300000	0084%	SP/HSF
						APPRaised-VALUE: 4460479