

+OWNERSHIP 1019133 2024 1/04/2024
 BEST VILLAGE ESSENTIAL HOUSING LLC
 6601 VENTNOR AVE SUITE 23
 VENTNOR CITY NJ 08406
 DEED: 1987 382

PROPERTY DESCRIPTION
 BEST VILLAGE PHASE TWO
 44 UNITS ON THIS PARCEL
 ASSESSED PER GS 105 277/1
 911 SAVANNAH LN

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER 452512778316
 RECORD NUMBER: 34091
 ROUTE 12117010
 LISTER: LNLHOLLO 10112023
 REVIEW:

CARD NO 1

+--13-+ +--13-+
 1 6-14--+ 5-14--+ 1
 6 5-17--+ +--17--+ 6
 +12-+ : : +12-+
 : : :
 2 3 3 2
 4 4 4 4
 : : : :
 +-12+ : : +-12+
 1 : B 1
 6 +--17-+ +--17--5 6
 A +--14-5 +--14-6 :
 +-13-6 +-13-+

TOPO STREET UTILITY ZONING 3.900 ACRES NBHD 0995

NOTES:01 THIS RECORD HAS A TOTAL
 01 OF 32/2BR & 12/3BR UNITS

| # | LAND CLASS | SIZE | * RATE | *SIZ* | *DPT* | *ADJ% | =LND-VALUE |
|---|------------|--------|--------|-------|-------|-------|------------|
| 1 | 10GLAND | 3.90AC | 30000 | 1.00 | 1.00 | 1.00 | 117000 |

LAND VALUE: 117000

| # | OTHER FEAT | SIZE | BASERATE* | SIZ%* | ADJRATE* | UNITS | *OGR%* | -COND%* | OFB-VALU |
|---|-------------|------|-----------|-------|----------|-------|--------|---------|----------|
| 5 | 93 SITEIMPR | * | | | | 1 | | | 12500 |
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OTHER VALUE: 12500

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - APARTMENTS |
|----------|----------|----------|----------|---------------|------------------------|
| CONCRETE | VINYL | HEATPUMP | COMPSHNG | 3.00STHT | |
| SLAB | VINYL | HEATPUMP | | 'WALL BDRM | |

EXEMPT C AYB 2000 EYB
 DIMENSIONS: A-DU16DL12DU24DR12DU16DR13DD6DR14DD5DR17DD34DL17DD5DL14DD6DL13 B-MR13MU6MR14MU5MR25DU34DR17DU5D
 R14DU6DR13DD16DR12DD24DL12DD16DL13DU6DL14DU5DL17

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%* | ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR%* | -CND%* | FMV |
|---|---------------|-----------|------|----------|--------|---------|------------|-------|-----------|--------|------|--------|---------|--------|--------|
| A | 12 MULTI-FA | 2210 | 3.00 | 57.92 | .8111 | | 46.978 | 6630 | .95 | 295890 | | | | | |
| | 1210 HEATPUMP | | | 2.00 | | | 2.000 | 2210 | | 4420 | | | | | |
| | 1202 VINYL | | | 1.00 | | | 1.000 | 2210 | | 2210 | | | | | |
| B | 12 MULTI-FA | 2210 | 3.00 | 57.92 | .8111 | | 46.978 | 6630 | .95 | 295890 | | | | | |
| | 1210 HEATPUMP | | | 2.00 | | | 2.000 | 2210 | | 4420 | | | | | |
| | 1202 VINYL | | | 1.00 | | | 1.000 | 2210 | | 2210 | | | | | |
| C | 81 PORCH | 2860 | 1.00 | 31.91 | .6490 | | 20.709 | 2860 | 1.00 | 59227 | | | | | |
| D | 77 UTILITY | 328 | 1.00 | 27.50 | 1.0000 | | 27.500 | 328 | 1.00 | 9020 | | | | | |
| | | | HSF: | 13260.00 | | | %COMP: 100 | | RPCN: | 673287 | 1.00 | 673287 | -.20- | .60= | 215452 |
| | | | | | | | | 50.77 | OGRCN/HSF | | | 16.24 | FMV/HSF | | 215452 |

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TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

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 RECORD NUMBER: 34091
 ROUTE 12117010
 LISTER: LNLHOLLO 10112023
 REVIEW:

+--13--+ +--13--+
 1 +--14-5 5-14--+ 1
 6 +4+ +4+ 6
 : : : :
 +-12--+ : : +-12--+
 : : : :
 2 : : 2
 4 : : 4
 : : : :
 +-12--+ : : +-12--+
 1 54+ +45 1
 6 A B 6
 : 6-14--+ +--14-6 :
 +-13--+ +--13--+

| TOPO | STREET | UTILITY | ZONING | 3.900 ACRES | | NBHD | |
|--------------|------------|----------|-----------|-------------|------------------------|-------|----------------------|
| | | | | | | 0995 | |
| NOTES: | | | | | | | |
| # | LAND CLASS | SIZE | * RATE | *SIZ%* | DPT%* | ADJ%* | =LND-VALUE |
| | | | | | | | |
| LAND VALUE: | | | | | | | 117000 |
| # | OTHER FEAT | SIZE | BASERATE* | SIZ%* | ADJRATE* | UNITS | *OGR%-COND%=OFB-VALU |
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| OTHER VALUE: | | | | | | | 12500 |
| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/QTY | DPRT:DEPR - APARTMENTS | | |
| CONCRETE | VINYL | HEATPUMP | COMPSHNG | 3.00STHT | | | |
| SLAB | VINYL | HEATPUMP | | 'WALL | | | |
| | | | | BDRM | | | |

EXEMPT C AYB 2000 EYB
 DIMENSIONS: A-DU5DR4DU34DL4DU5DL14DU6DL13DD16DL12DD24DR12DD16DR13DU6DR14 B-MR25DU5DL4DU34DR4DU5DR14DU6DR13
 DD16DR12DD24DL12DD16DL13DU6DL14

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%* | ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR%-CND%= | FMV |
|---|---------------|-----------|------|----------|--------|---------|------------------|-------|-----------|--------|------|--------|--------------|--------|
| A | 12 MULTI-FA | 1768 | 3.00 | 57.92 | .8301 | | 48.079 | 5304 | .95 | 242260 | | | | |
| | 1210 HEATPUMP | | | 2.00 | | | 2.000 | 1768 | | 3536 | | | | |
| | 1202 VINYL | | | 1.00 | | | 1.000 | 1768 | | 1768 | | | | |
| B | 12 MULTI-FA | 1768 | 3.00 | 57.92 | .8301 | | 48.079 | 5304 | .95 | 242260 | | | | |
| | 1210 HEATPUMP | | | 2.00 | | | 2.000 | 1768 | | 3536 | | | | |
| | 1202 VINYL | | | 1.00 | | | 1.000 | 1768 | | 1768 | | | | |
| C | 81 PORCH | 2080 | 1.00 | 31.91 | .6540 | | 20.869 | 2080 | 1.00 | 43407 | | | | |
| D | 77 UTILITY | 328 | 1.00 | 27.50 | 1.0000 | | 27.500 | 328 | 1.00 | 9020 | | | | |
| | | HSF: | | 10608.00 | | | %COMP: 100 | | | | | | | |
| | | | | | | | STRUCTURE VALUE: | | | | | | | |
| | | | | | | | | RPCN: | | 547555 | 1.00 | 547555 | -.20-.60= | 175218 |
| | | | | | | | | 51.61 | QGRCN/HSF | | | 16.51 | FMV/HSF | 175218 |

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 : : : :
 +-12--+ : : +-12--+
 : : : :
 2 3 3 2
 4 4 4 4
 : : : :
 +-12--+ : : +-12--+
 1 54+ +45 1
 6 A B 6
 : 6-14--+ +---14-6 :
 +-13--+ +---13--+

| TOPO | STREET | UTILITY | ZONING | 3.900 ACRES | | NBHD |
|--------------|------------|----------|----------------|-----------------|------------------------|----------------------|
| | | | | | | 0995 |
| NOTES: | | | | | | |
| # | LAND CLASS | SIZE | * RATE | *SIZ%*DPT%*ADJ% | =LND-VALUE | |
| | | | | | | |
| LAND VALUE: | | | | | | 117000 |
| # | OTHER FEAT | SIZE | BASERATE*SIZ%= | ADJRATE* | UNITS | *OGR%-COND%=OFB-VALU |
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| OTHER VALUE: | | | | | | 12500 |
| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/QTY | DPRT:DEPR - APARTMENTS | |
| CONCRETE | VINYL | HEATPUMP | COMPSHNG | 2.00STHT | | |
| SLAB | VINYL | HEATPUMP | | 'WALL | | |
| | | | | BDRM | | |

EXEMPT C AYB 2000 EYB
 DIMENSIONS: A-DU5DR4DU34DL4DU5DL14DU6DL13DD16DL12DD24DR12DD16DR13DU6DR14 B-MR25DU5DL4DU34DR4DU5DR14DU6DR13
 DD16DR12DD24DL12DD16DL13DU6DL14

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%= | ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR%-CND%= | FMV |
|---|---------------|-----------|------|----------|--------|---------|------------------|-------|-----------|--------|------|--------|--------------|--------|
| A | 12 MULTI-FA | 1768 | 2.00 | 57.92 | .8812 | | 51.039 | 3536 | .95 | 171450 | | | | |
| | 1210 HEATPUMP | | | 2.00 | | | 2.000 | 1768 | | 3536 | | | | |
| | 1202 VINYL | | | 1.00 | | | 1.000 | 1768 | | 1768 | | | | |
| B | 12 MULTI-FA | 1768 | 2.00 | 57.92 | .8812 | | 51.039 | 3536 | .95 | 171450 | | | | |
| | 1210 HEATPUMP | | | 2.00 | | | 2.000 | 1768 | | 3536 | | | | |
| | 1202 VINYL | | | 1.00 | | | 1.000 | 1768 | | 1768 | | | | |
| C | 81 PORCH | 1408 | 1.00 | 31.91 | .6583 | | 21.006 | 1408 | 1.00 | 29576 | | | | |
| D | 77 UTILITY | 232 | 1.00 | 27.50 | 1.0000 | | 27.500 | 232 | 1.00 | 6380 | | | | |
| | | | HSF: | 7072.00 | | | %COMP: 100 | | RPCN: | 389464 | 1.00 | 389464 | - .20- .60= | 124629 |
| | | | | | | | STRUCTURE VALUE: | 55.07 | QGRCN/HSF | | | 17.62 | FMV/HSF | 124629 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|--------|-----------|------|----------|-------|-------------------------|
| LAND | 117000 | 117000 | 100% | SW | | 820017 |
| OTHERFEAT | 12500 | 12500 | 100% | 11132020 | | |
| STRUCTURE | 690517 | 690517 | 100% | 1899-339 | | |
| TOTAL | 820017 | 820017 | 100% | 1121000 | 0073% | |
| | | | | | | 30000LV/AC |
| | | | | | | TV/HSF |
| | | | | | | SP/HSF |
| | | | | | | APPRaised-VALUE: 820017 |