+OWNERSHIP 1004390 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER CARD NO
GRAINGER HS LIMITED	GRAINGER PLACE APTS	KINSTON	452540466764 1
PARTNERHEIP	LOW INCOME HOUSING		RECORD NUMBER: 34092
406 E FOURTH ST	ASSESSED PER GS 105 277/1	COUNTY/CITY OF KINSTON	ROUTE 40044010
WINSTON SALEM NC 27101			LISTER: LNLENGLISH 5012023
DEED: 1819 452	301 SUMMIT AV		REVIEW:

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                          +-27-+C-32-+21+
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                          :          2  4
                          :          :  2
                          :      +21-+B21
                          1      :
                          1      :
                          8      :
                          :      :
D14+                      :      :
89 2                      :      1
:  1                      :      2
:  +----------128---------+      1
6                                :
6                                :
:                                :
:                                :
+A----76-----+-32--+-----80------+
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TOPO	STREET	UTILITY	ZONING	2.420 ACRES	NBHD
					2009

NOTES:01 FIFTY 1BR/1BATH UNITS
01 SEVEN 2BR/1BATH UNITS

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	10DLAND	2.42AC	25000	1.00	1.00	1.00	25000	60500

LAND VALUE: 60500

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
60	93CSITEIMPR	1* 1				1	1.00	.01	30000
61	11CCAN-LOW	21* 21	5.00			441	1.00		2205

OTHER VALUE: 32205

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - APARTMENTS
BRICK	BRICK	HEATPUMP	TAR&GRAV	3.00STHT	
CONIWALL	BRICK	HEATPUMP		'WALL	
				BDRM	

OTHER USE C AYB 1926 EYB 1970

DIMENSIONS: A-DR76DD1DR32DU1DR80DU121DR21DU42DL32DU9DL27DD118DL128DU21DL14DD9DL8DD66 B-MR188MU121MR21DR21DU42DL
21DD42 C-MU121MR209MU42ML32DR11DU9DL11DD9 D-MU163MR177MU9ML27MD118ML128MU21ML14DL8DD9DR8DU9

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	12 MULTI-FA	15841	3.00	57.92	.7809		45.229	47523	.95	2041920				
	1210 HEATPUMP			2.00			2.000	15841		31682				
	1203 BRICK			3.00			3.000	15841		47523				
B	12 MULTI-FA	882	1.00	57.92	.7809		45.229	882	1.00	39891				
	1210 HEATPUMP			2.00			2.000	882		1764				
	1203 BRICK			3.00			3.000	882		2646				
C	81 PORCH	99	3.00	31.91	.7271		23.201	297	1.00	2296				
D	81 PORCH	72	3.00	31.91	.7271		23.201	216	1.00	1670				
E	98 SPINKLER	48405	1.00	4.00	.5360		2.144	48405	1.00	103780				

HSF: 48405.00 %COMP: 100 RPCN: 2273172 1.00 2273172 - .58- .60= 381894

STRUCTURE VALUE: 46.96 QGRCN/HSF 7.88 FMV/HSF 381894

OWNERSHIP 1004390 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
GRAINGER HS LIMITED	GRAINGER PLACE APTS	KINSTON	452540466764	2
PARTNERHEIP	LOW INCOME HOUSING		RECORD NUMBER: 34092	
406 E FOURTH ST	ASSESSED PER GS 105 277/1	COUNTY/CITY OF KINSTON	ROUTE 40044010	
WINSTON SALEM NC 27101			LISTER: LNLENGLISH 5012023	
DEED: 1819 452	301 SUMMIT AV		REVIEW:	

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1           :
2           1
1           3
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1A----56----+
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TOPO	STREET	UTILITY	ZONING	2.420 ACRES	NBHD
			NOTES:		2009

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

LAND VALUE: 60500

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
		*							
		*							
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 32205

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - APARTMENTS
BRICK	BRICK	HEATPUMP	RUBBER	2.00STHT	
CONIWALL	BRICK	HEATPUMP		'WALL	
				BDRM	

OTHER USE C AYB 1926 EYB 1970

DIMENSIONS: A-DR56DU132DL54DD121DL2DD11

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	12 MULTI-FA	7150	2.00	57.92	.7913		45.832	14300	.95	622622				
	1210 HEATPUMP			2.00			2.000	7150		14300				
	1203 BRICK			3.00			3.000	7150		21450				
B	12 MULTI-FA	2800	1.00	57.92	.7913		45.832	2800	1.00	128329				
	1210 HEATPUMP			2.00			2.000	2800		5600				
	1203 BRICK			3.00			3.000	2800		8400				
C	93 BSMT UNF	3893	1.00	22.32	.4845		10.814	3893	1.00	42098				
D	98 SPINKLER	17100	1.00	4.00	.6430		2.572	17100	1.00	43981				

HSF: 17100.00 %COMP: 100 RPCN: 886780 1.00 886780 - .58- .60= 148980

STRUCTURE VALUE: 51.85 QGRCN/HSF 8.71 FMV/HSF 148980

OWNERSHIP 1004390 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
GRAINGER HS LIMITED	GRAINGER PLACE APTS	KINSTON	452540466764	3
PARTNERHEIP	LOW INCOME HOUSING		RECORD NUMBER: 34092	
406 E FOURTH ST	ASSESSED PER GS 105 277/1	COUNTY/CITY OF KINSTON	ROUTE 40044010	
WINSTON SALEM NC 27101			LISTER: LNLENGLISH 5012023	
DEED: 1819 452	301 SUMMIT AV		REVIEW:	

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+------63-----+
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1             1
2             2
5             5
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:             :
:             :
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:             :
:             :
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A            04
1-----55-----+
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TOPO	STREET	UTILITY	ZONING	2.420 ACRES	NBHD
					2009

NOTES:03 NO INCOME RECEIVED 2009

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

LAND VALUE: 60500

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
		*							
		*							
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 32205

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
BRICK	BRICK	HEATPUMP	TAR&GRAV	1.00STHT	
CONIWALL				'WALL	
				BDRM	

OTHER USE C AYB 1926 EYB 1937

DIMENSIONS: A-DR4DD10DR55DU10DR4DU125DL63DD125

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	53 AUDITORI	8425	1.00	89.14	1.0000		89.140	8425	1.00	751004				
	5310 HEATPUMP			5.21			5.210	8425		43894				
	5303 BRICK							8425						

HSF: 8425.00 %COMP: 100 RPCN: 794898 1.00 794898 - .80- .60= 63592

STRUCTURE VALUE: 94.34 QGRCN/HSF 7.54 FMV/HSF 63592

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	687171
LAND			60500	60500	100%			25000LV/AC		
OTHERFEAT			32205	32205	100%	00000000				
STRUCTURE			594466	594466	100%	-		TV/HSF		
TOTAL			687171	687171	100%		0000%	SP/HSF		
									APPRAISED-VALUE:	687171