

+OWNERSHIP 1010853
 KINSTON FIRST LLC
 P.O. BOX 1960
 SMITHFIELD NC 27577
 DEED: 1874 418

2024 1/04/2024

PROPERTY DESCRIPTION
 4483 HWY 70 WEST LOT/G
 SMITHFIELD CHICKEN & BBQ

TAX SUBDIVISIONS
 FALLING CREEK
 COUNTY/CITY OF KINSTON

MAP NUMBER
 450503229592
 RECORD NUMBER: 35621
 ROUTE 3031020
 LISTER: LNLEGLISH 5012023
 REVIEW:

4483 HWY 70 WEST

+-----27-----+
 +-18-F1 :
 7 :
 +D+ :
 :7 4 :
 :+ 6 :
 31 :
 22 :
 :1 43 :
 505+ +5+ :
 : : 1 :
 1 : 8 :
 8 3 4C5 :
 5E8 1 :
 : : :
 : : :
 +A---+42-----+
 B-16-+

TOPO	STREET	UTILITY	ZONING	1.270 ACRES	NBHD
					0995

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	11TLAND	1.27AC	450000	1.00 1.00 1.50	675000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
4	58APAVING	36100*	1	1.70		36100	1.36

LAND VALUE: 857250
 * * * * *
 OTHER VALUE: 83455

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
				1.00STHT 'WALL BDRM	

COMM - IMP A AYB 2020 EYB 2020

DIMENSIONS: A-DR42DU41DL1DU4DR3DU46DL27DD12DL18DD7DL4DD3DL1DD7DR1DD12DL1DD10DR1DD2DR5DD38 B-MR13DD5DR16DU5DL
 16 C-MR42MU21DR5DU18DL5DD18 D-MU72ML4DD3DL1DD7DR1DD12DL1DD10DL5DU32DR6 E-MU19DL5DU18DR5DD18 F-MU
 79MR13DU12DR4DD12DL4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV		
A	36 FASTFOOD	3900	1.00	177.42	.7902		140.197	3900	546768						
B	80 CANOPY	80		10.00	1.0000		10.000	80	800						
C	80 CANOPY	90		10.00	1.0000		10.000	90	900						
D	80 CANOPY	175		10.00	1.0000		10.000	175	1750						
E	80 CANOPY	90		10.00	1.0000		10.000	90	900						
F	78 UTILITYB	48		28.50	1.0000		28.500	48	1368						
HSF:				3900.00	%COMP: 100			RPCN:	552486	1.36	751380	-	-	=	751380
STRUCTURE VALUE:								192.66	OGRCN/HSF	192.66	FMV/HSF		751380		

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	857250	857250	100%	SW		675000LV/AC
OTHERFEAT	83455	83455	100%	01102020		
STRUCTURE	751380	751380	100%	1874-418		TV/HSF
TOTAL	1692085	1692085	100%	1050000	0161%	SP/HSF

APPRAISED-VALUE: 1692085