

+OWNERSHIP 10085  
 ACHARYA LLC

2024 1/04/2024

PROPERTY DESCRIPTION  
 4774 HWY 70 WEST  
 AMERICAS BEST VALUE INN  
 FORMER WEST PARK INN

TAX SUBDIVISIONS  
 FALLING CREEK  
 COUNTY/CITY OF KINSTON

MAP NUMBER  
 359504923870  
 RECORD NUMBER: 36682  
 ROUTE 4001020  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

2802 BRANCHWOOD DR  
 KINSTON NC 28501  
 DEED: 1757 747

4774 HWY 70 WEST

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+-----82-----+
:               :
7               7
2               2
:               :
E               :
+-----117-----+GD-82-----+F+-----117-----+
+-----+-----+-----+-----+
:               :
6               67
5               55
:               :
A               :
+-----2B74-----+
+-----129-----+C138+-----135-----+
:               :
3               3
0               0
+-----+-----+
+-----+-----+
  
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TOPO STREET UTILITY ZONING 5.590 ACRES NBHD  
 2009  
 NOTES:01 ADJ BUILDINGS COND FOR 20 RV12/19

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	10PLAND	5.59AC	60000	1.00	1.00	1.00	60000 335400

LAND VALUE: 335400

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	58CPAVING	925* 100	1.70			92500	1.00	.50	78625
61	46CPPOOL-CON	1* 1	40.00			1	1.00	.01	25000

OTHER VALUE: 103625

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	STUCCO	HEATPUMP	RUBBER	1.00STHT	
SLAB	BRICK	HEATPUMP		'WALL	
		HEATPUMP		BDRM	

COMM - IMP C AYB 1996 EYB 1997

DIMENSIONS: A-DU65DR274DD65DL274 B-MR124DR20DD8DL13DU5DL7DU3 C-MR124MD3MR7MD5ML9DR30DD30DL30DU30 D-MD8MR122MR  
 9MU5ML7MU3ML124MU65MR112DU8DR50DD8DL50 E-MU65MR112MU8ML16DU72DR82DD72DL82 F-MU73MR96MR66MD3DR117  
 DD75DL135DU5DR130DU65DL112DU5 G-MU70MR162MU3ML50MD3DL117DD75DR129DU5DL124DU65DR112DU5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	65 MOTEL-3	17810	2.00	71.57	.9199		65.837	35620	1.00	2345113					
	6510 HEATPUMP			7.85			7.850	17810		139808					
	6503 BRICK							17810							
B	05 SOLARIUM	125	1.00	64.13	.5442		34.899	125	1.00	4362					
	0510 HEATPUMP			2.00			2.000	125		250					
C	79 CARPORT-	900	1.00	17.50	1.0000		17.500	900	1.00	15750					
D	05 SOLARIUM	400	1.00	64.13	.5442		34.899	400	1.00	13959					
	0510 HEATPUMP			2.00			2.000	400		800					
E	17 COMM SPE	5904	1.00	50.00	1.0000		50.000	5904	1.00	295200					
	1710 HEATPUMP			6.14			6.140	5904		36250					
	1710 STUCCO							5904							
F	81 PORCH	1585	2.00	31.91	.6571		20.968	3170	1.00	33234					
G	81 PORCH	1555	2.00	31.91	.6571		20.968	3110	1.00	32605					
			HSF:	42049.00			%COMP: 100		RPCN:	2917332 1.00		2917332 - .30- .20=			1633707
							STRUCTURE VALUE:			69.37 OGRCN/HSF		38.85 FMV/HSF			1633707

