+OWNERSHIP 30308 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS
PIPPIN PROPERTIES KINSTON LLC	MITCHELL ST TR 1A & 1B	KINSTON
	CARQUEST AUTO PARTS	
4806 OLD STUMP DRIVE NW		COUNTY/CITY OF KINSTON
GIG HARBOR WA 98332		
DEED: 1739 116	809 MITCHELL ST	

MAP NUMBER	CARD NO
452547267104	1
RECORD NUMBER: 37219	
ROUTE	
LISTER: LNLENGLISH 5012023	
REVIEW:	

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C------60-------+
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TOPO	STREET	UTILITY	ZONING	.950 ACRES	NBHD
					0995

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%		=LND-VALUE
1	3M LOT	1.00LT	100000		1.00	1.00	100000	100000

LAND VALUE: 100000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
2	58CPAVING	*	1.70			16000	1.00	.28	19584

OTHER VALUE: 19584

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
CONCRETE SLAB	CONCBLCK	HEATPUMP	METAL	1.00STHT 20'WALL BDRM	

COMM - IMP B AYB 2007 EYB GFL

DIMENSIONS: A-DU100DR60DD100DL60 C-MU30MU70DU12DR20DD12DL20

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	23 RETAIL S	6000	1.00	78.50	.7574	1.17	69.562	6000	1.00	417372				
	2310 HEATPUMP							6000						
	2309 CONCBLCK							6000						
C	88 CONCRETE	240	1.00	4.25	.9745		4.141	240	1.00	993				

HSF: 6000.00 %COMP: 100 RPCN: 418365 1.25 522956 - .11- .10= 418888

STRUCTURE VALUE: 87.15 QGRCN/HSF 69.81 FMV/HSF 418888

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE 538472
LAND			100000	100000	100%	UNK		105263LV/AC	
OTHERFEAT			19584	19584	100%	01292015			
STRUCTURE			418888	418888	100%	1739 -0116		TV/HSF	
TOTAL			538472	538472	100%	635000	0084%	SP/HSF	

APPRAISED-VALUE: 538472