

+OWNERSHIP 1004830 2024 1/04/2024
 KINSTON HOSPITALITY NC LLC
 719 W 15TH ST STE 11
 WASHINGTON NC 27889
 DEED: 1703 397

PROPERTY DESCRIPTION
 BERKLEY/SHEFF LT2/PT 18B
 667 SHEFFIELD DR
 667 SHEFFIELD DR

TAX SUBDIVISIONS
 FALLING CREEK
 COUNTY/CITY OF KINSTON

MAP NUMBER 450503426147
 RECORD NUMBER: 37642
 ROUTE 3039090
 LISTER: LNLEGLISH 5012023
 REVIEW:

5
 +-----66-----+14+-26--118--23-+
 +7 1-----53-----+
 2 49+
 5 2
 2 2
 + 4+
 2 12
 2 2
 0A 1
 +-----80-----1 +-----73-----+
 6 8 +139
 +144-22-1

TOPO	STREET	UTILITY	ZONING	2.890 ACRES	NBHD
100YR-FZ					0995
NOTES:					RV12/19

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	10XLAND	2.89AC	100000	1.00	1.00	.75	75000 216750

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
1	12BCANSRVS	48* 34	21.75			1632	1.25		44370
2	46APOOL-CON	*	40.00			1	1.36		25000
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 69370

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	SANDWICH	HEATPUMP	LAMSHNGL	1.00STHT 12'WALL BDRM	

COMM - IMP B AYB 2017 EYB
 DIMENSIONS: A-DU4DL10DU22DR4DU12DL2DU25DR7DU4DR66DU3DR14DU5DR26DU1DR18DD6DR23DD11DR53DD4DR9DD22DL4DD12DR2
 DD21DL73DD9DL13DD11DL22DU8DL4DD4DL14DU16DL80

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	66 HOTEL-3	15120	1.00	101.79	.8786	1.05	93.903	15120		1419813					
	6610 HEATPUMP			7.85			7.850	15120		118692					
	6621 SANDWICH							15120							
			HSF:	15120.00		%COMP: 100				RPCN: 1538505 1.25		1923131 -	- .08=	1769280	
			STRUCTURE VALUE:					127.19		OGRCN/HSF		117.01	FMV/HSF	1769280	

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MAP NUMBER CARD NO
 450503426147 4
 RECORD NUMBER: 37642
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 REVIEW:

719 W 15TH ST STE 11
 WASHINGTON NC 27889
 DEED: 1703 397

+-----67-----+ +14+---40---+ +-28---+
 17 413 4--38---+ 89+
 0
 1 2
 2 2
 2 4+
 + 14
 2 1
 2 1
 0A +131 +-25-4 +71
 +-----67-----4 6 1 +---41---4
 +14+---41--2

667 SHEFFIELD DR TOPO STREET UTILITY ZONING 2.890 ACRES NBHD

100YR-FZ NOTES: 0995 RV12/19

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

LAND VALUE: 216750

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

OTHER VALUE: 69370

FNDATION XTRFNISH HEAT&AIR ROOFMTRL SIZE/QTY DPRT:DEPR - COMMERCIAL
 CONCRETE SANDWICH HEATPUMP LAMSHNGL 3.00STHT
 10'WALL
 BDRM

COMM - IMP B AYB 2017 EYB
 DIMENSIONS: A-DU8DL10DU22DR4DU12DL4DU10DR2DU11DR7DU4DR67DD4DR13DU12DR14DD8DR40DD4DR38DU4DR28DD8DR9DD22DL4
 DD12DR4DD11DL2DD10DL7DD4DL41DU4DL25DD10DR2DD2DL41DD4DL14DU16DL13DD4DL67

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	66 HOTEL-3	14484	3.00	101.79	.8029	1.00	81.727	43452		3551201				
	6610 HEATPUMP			7.85			7.850	14484		113699				
	6621 SANDWICH							14484						
B	98 SPINKLER	58572		4.00	.5043		2.017	58572		118139				
			HSF:	43452.00			%COMP: 100			3783040	1.25	4728800	- .08=	4350496
							STRUCTURE VALUE:			108.82	QGRCN/HSF	100.12	FMV/HSF	4350496

