

+OWNERSHIP 1012623 2024 1/04/2024
 STEVEN GASKINS HOLDINGS LLC

PROPERTY DESCRIPTION
 136 N QUEEN ST
 ADNET

TAX SUBDIVISIONS
 KINSTON
 CNTY/CTY KINSTON/MUNI SVC

MAP NUMBER 452563334131
 RECORD NUMBER: 4884
 ROUTE 63068000
 LISTER: LNLEGLISH 5012023
 REVIEW:

4405 MIDDLE ST
 NEW BERN NC 28560
 DEED: 1902 231

136 N QUEEN ST

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 3 :
 1 :
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 1 :
 5 7
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 BA-----50-----+

TOPO	STREET	UTILITY	ZONING	.090 ACRES	NBHD
					0331

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	6C FF	50F	83D	200	1.00	.74 1.00	148 7400

LAND VALUE: 7400

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	FWA/CAC	TAR&GRAV	2.00STHT	
SLAB				12'WALL	
				BDRM	

COMM - IMP C+5 AYB 1914 EYB 1955
 DIMENSIONS: A-DR50DU72DL25DU4DL25DD31DR9DD15DL9DD30 B-DD4DR50DU4DL50

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	CND%*	FMV
A	30 OFC-AVG	3565	2.00	103.66	.7653	1.00	79.330	7130	.95	537338					
	3012 FWA/CAC							3565							
	3003 BRICK							3565							
B	81 PORCH	200	1.00	31.91	.6658		21.245	200	1.00	4249					
			HSF:	7130.00			%COMP: 100								
							STRUCTURE VALUE:			79.75	OGRCN/HSF				194485
										541587	1.05	568666	-.62-	.10=	194485
												27.27	FMV/HSF		194485

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	7400	7400	100%	SW		82222LV/AC
OTHERFEAT				12142020		
STRUCTURE	194485	194485	100%	1902-231		TV/HSF
TOTAL	201885	201885	100%	275000	0073%	SP/HSF

APPRAISED-VALUE: 201885