OWNERSHIP 21635 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
HILL REALTY LLC	314 316 MITCHELL STREET	KINSTON	452513234876	1
	BEARDS AUTO PARTS		RECORD NUMBER: 5043	
PO BOX 200		CNTY/CTY KINSTON/MUNI SVC	ROUTE 13022000	
KINSTON NC 28502			LISTER: LNLENGLISH 5012023	
DEED: 1849 885	314 MITCHELL ST		REVIEW:	

```
+-----30-----+-------------70-------------+
:            :                            :
:            :                            :
:            :                            :
:            :                            :
:            5                            :
:            0                            5
:            :                            0
7            :                            :
0            :                            :
:            :                            :
:            :                            :
:            +A------------70-------------+
:            B
:            2
:            0
:            :
+-----30-----+
```

TOPO	STREET	UTILITY	ZONING	.170 ACRES	NBHD
					0995

NOTES:

#	LAND CLASS	SIZE	*	RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	5V FF	100F	70D	120	1.00	.72	1.00	86	8640

LAND VALUE: 8640

#	OTHER FEAT	SIZE		BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
60	59CPAVING-A	1750*	1	3.00			1750	1.00	.52	2520

OTHER VALUE: 2520

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - INDUSTRIAL/WHS
CONCRETE	CONBLOCK	FWA/CAC	TAR&GRAV	1.00STHT	
SLAB	CONBLOCK	NONE		14'WALL	
				BDRM	

COMM - IMP C AYB 1959 EYB

DIMENSIONS: A-DR70DU50DL70DD50 B-DD20DL30DU70DR30DD50

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN -DEPR%-CND%=	FMV
A	47 WAREHOUS	3500	1.00	28.42	1.0000	1.00	28.420	3500	1.00	99470			
	4712 FWA/CAC			7.79			7.790	3500		27265			
	4709 CONBLOCK			1.88			1.880	3500		6580			
B	47 WAREHOUS	2100	1.00	28.42	1.0000		28.420	2100	1.00	59682			
	4701 NONE							2100					
	4709 CONBLOCK			1.88			1.880	2100		3948			

HSF: 5600.00 %COMP: 100 RPCN: 196945 1.00 196945 - .67- .25= 48744

STRUCTURE VALUE: 35.16 QGRCN/HSF 8.70 FMV/HSF 48744

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	59904
LAND			8640	8640	100%	WD		50823LV/AC		
OTHERFEAT			2520	2520	100%	02212019				
STRUCTURE			48744	48744	100%	1849-885		TV/HSF		
TOTAL			59904	59904	100%	74000	0080%	SP/HSF		
									APPRAISED-VALUE:	59904