

+OWNERSHIP 1016083 2024 1/04/2024
 MAGNITUDE REAL ESTATE LP

PROPERTY DESCRIPTION
 500 E GRAINGER AVE
 TOTAL 84744SF / 12SF
 COASTAL WHOLESALE

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER 452511661343
 RECORD NUMBER: 6310
 ROUTE 11179000
 LISTER: LNLEGLISH 5012023
 CARD NO 1
 REVIEW:

100 PROGRESS ST
 GLEN ROSE TX 76043
 DEED: 1939 481

500 E GRAINGER AV

TOPO	STREET	UTILITY	ZONING	3.890 ACRES	NBHD			
100YR-FZ			I1		2009			
100YR-FZ			NOTES:01 ADJ DUE TO APPEAL FOR 201					
100YR-FZ								
#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE			
1	13UBS-PAVED	3.89AC	36000	1.00 1.00 .90	32400 126036			
LAND VALUE:					126036			
#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=	OFB-VALU
60	50CCL-FENCE	860*	10.12	1		860	1.00 .42	5048
61	59BPAVING-A	50* 120	3.00			6000	1.25 .32	15300
62	58BPAVING	175* 300	1.70			52500	1.25 .32	75863
63	17CFRM-BLDG	1* 1	15.00			1	1.00	500
OTHER VALUE:					96711			
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - INDUSTRIAL/WHS			
CONCRETE	SANDWICH	NONE	METAL	1.00STHT				
SLAB				24'WALL				
				BDRM				

IND - IMP B AYB 1982 EYB
 DIMENSIONS: A-DU75DR150DD75DL150

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A 98	SPINKLER	11250	1.00	4.00	.6796	1.00	2.718	11250	1.00	30577				
A 59	COLD STO	11250	1.00	204.03	.3237	1.23	81.234	11250	1.00	913882				
	5801 NONE							11250						
	5821 SANDWICH							11250						
HSF:				11250.00	%COMP: 100			RPCN:		944459 1.25	1180573 - .55- .60=	212504		
STRUCTURE VALUE:				104.93		OGRCN/HSF		18.88		FMV/HSF		212504		

+OWNERSHIP 1016083 2024 1/04/2024
MAGNITUDE REAL ESTATE LP

PROPERTY DESCRIPTION
500 E GRAINGER AVE
TOTAL 84744SF / 12SF
COASTAL WHOLESALE

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER 452511661343
RECORD NUMBER: 6310
ROUTE 11179000
LISTER: LNLEGLISH 5012023
CARD NO 4
REVIEW:

100 PROGRESS ST
GLEN ROSE TX 76043
DEED: 1939 481

500 E GRAINGER AV

+-----175-----+
:
:
+39-+ : 5
:
2F : :
5: 1 : 2+
27 7 : 1
:5 0 : 72+
+ : : 0 :
+39E+ : 5 :
:
:
1 : : +C1
:
0 : A-----175-----+
4 4
:
:
+39D+

TOPO	STREET	UTILITY	ZONING	3.890 ACRES	NBHD
100YR-FZ			I1		2009

NOTES:04 ADJ DUE TO APPEAL FOR 201

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

LAND VALUE: 126036

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

OTHER VALUE: 96711

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - INDUSTRIAL/WHS
CONC-BLK	METALPRE	NONE	METAL	1.00STHT	
SLAB	METALPRE	SPACEHTR		20'WALL	
	METALPRE	NONE		BDRM	

IND - IMP C AYB 1981 EYB
DIMENSIONS: A-DR175DU170DL175DD170 B-MR175MU147DR12DD50DL12DU50 C-MU147MR175MD123DR12DU50DL12DD50 D-MU24MR175MD24ML
175MD55DL39DU104DR39DD104 E-MD55MU104DL39DU75DR39DD75 F-MU49MU75ML39MD16DL12DD52DR12DU52

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	98 SPINKLER	29750	1.00	4.00	.5943	1.00	2.377	29750	1.00	70715					
A	47 WAREHOUS	29750	1.00	28.42	.9162	1.23	32.026	29750	1.00	952773					
	4701 NONE							29750							
	4717 METALPRE							29750							
B	80 CANOPY	600	1.00	10.00	1.0000		10.000	600	1.00	6000					
C	80 CANOPY	600	1.00	10.00	1.0000		10.000	600	1.00	6000					
D	98 SPINKLER	4056	1.00	4.00	.7957	1.00	3.182	4056	1.00	12906					
D	43 SHOP/STO	4056	1.00	30.00	.5000	1.10	16.500	4056	1.00	66924					
	4301 NONE							4056							
	4317 METALPRE							4056							
E	98 SPINKLER	2925	1.00	4.00	.8552	1.00	3.420	2925	1.00	10003					
E	43 SHOP/STO	2925	1.00	30.00	.5000	1.10	16.500	2925	1.00	48262					
	4306 SPACEHTR			1.60			1.600	2925		4680					
	4317 METALPRE							2925							
F	77 UTILITY	624	1.00	27.50	1.0000	1.00	27.500	624	1.00	17160					
			HSF:	36731	1.00		%COMP: 100								
							STRUCTURE VALUE:								
									RPCN:	1195423	1.00	1195423	-.56-	.60=	210395
										32.54	QGRCN/HSF		5.72	FMV/HSF	210395

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	126036	126036	100%	UNK		32400LV/AC
OTHERFEAT	96711	96711	100%	12311972		
STRUCTURE	640809	640809	100%	0717 -0753		TV/HSF
TOTAL	863556	863556	100%		0000%	SP/HSF

APPRAISED-VALUE: 863556