

+OWNERSHIP 1019133 2024 1/04/2024
 BEST VILLAGE ESSENTIAL
 HOUSING LLC
 6601 VENTNOR AVE SUITE 23
 VENTNOR CITY NJ 08406
 DEED: 1987 382

PROPERTY DESCRIPTION
 BEST VILLAGE PHASE ONE
 50 UNITS ON THIS PARCEL
 ASSESSED PER GS 105 277/1
 909 SAVANNAH LN

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452512871180 1
 RECORD NUMBER: 7083
 ROUTE 12117000
 LISTER: LNLHOLLO 10112023
 REVIEW:

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+-13-+
5-14--+ 1
+---17---+ 6 +-----35-----6
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: +---12---+ +---19---+
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:
3 3
4 6
:
: +---12A---+ +---19---+
:
: 1 6
+---17---5 6 +B-----35-----+
+---14-6
+-13-+
  
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TOPO	STREET	UTILITY	ZONING	5.850 ACRES	NBHD
			RA6		0995

NOTES: 01 THIS RECORD HAS A TOTAL
 01 OF 34/2BR & 16/3BR UNITS

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	25000	=LND-VALUE
1	10DLAND	5.85AC	25000	1.00	1.00	1.00	25000	146250

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
8	93 SITEIMPR	*				1			12500

LAND VALUE: 146250

OTHER VALUE: 12500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - APARTMENTS
CONCRETE	VINYL	HEATPUMP	COMP SHNG	1.00 STHT	
SLAB	VINYL	HEATPUMP		'WALL BDRM	

COMM - IMP C AYB 1999 EYB
 DIMENSIONS: A-DL12DD16DL13DU6DL14DU5DL17DU34DR17DU5DR14DU6DR13DD16DR12DD24 B-MD6DR35DU6DR19DU24DL19DU6DL35D
 D36

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	12 MULTI-FA	2210	1.00	57.92	1.0000		57.920	2210	1.00	128003					
	1210 HEATPUMP			2.00			2.000	2210		4420					
	1202 VINYL			1.00			1.000	2210		2210					
B	30 OFC-AVG	1716	1.00	103.66	.7905		81.943	1716	1.00	140614					
	3010 HEATPUMP							1716							
	3002 VINYL			5.08-			5.080-	1716		8717-					
C	81 PORCH	378	1.00	31.91	.6646		21.207	378	1.00	8016					
D	77 UTILITY	48	1.00	27.50	1.0000		27.500	48	1.00	1320					
			HSF:	3926.00			%COMP: 100			RPCN: 275865	1.00	275865	- .22-	.65=	75312
							STRUCTURE VALUE:	70.26		OGRCN/HSF		19.18	FMV/HSF		75312

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 906 SAVANNAH LN

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER
 452512871180
 RECORD NUMBER: 7083
 ROUTE 12117000
 LISTER: LNLHOLLO 10112023
 REVIEW:

TOPO	STREET	UTILITY	ZONING	5.850 ACRES	NBHD
			RA6		0995
NOTES:					
#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
LAND VALUE: 146250					
#	OTHER FEAT	SIZE	BASERATE*SIZ%=	ADJRATE*	UNITS *OGR%-COND%=OFB-VALU
OTHER VALUE: 12500					
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - APARTMENTS
CONCRETE	VINYL	HEATPUMP	COMP SHNG	2.00STHT	
SLAB	VINYL	HEATPUMP		'WALL BDRM	

COMM - IMP C AYB 1999 EYB
 DIMENSIONS: A-DU24DR12DU16DR13DD6DR14DD5DR4DD34DL4DD5DL14DD6DL13DU16DL12 B-MR12MD16MR13MU6MR30DU5DL4DU34DR4DU
 5DR14DU6DR13DD16DR12DD24DL12DD16DL13DU6DL14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	12 MULTI-FA	1768	2.00	57.92	.8812		51.039	3536	.95	171450				
	1210 HEATPUMP			2.00			2.000	1768		3536				
	1202 VINYL			1.00			1.000	1768		1768				
B	12 MULTI-FA	1768	2.00	57.92	.8812		51.039	3536	.95	171450				
	1210 HEATPUMP			2.00			2.000	1768		3536				
	1202 VINYL			1.00			1.000	1768		1768				
C	81 PORCH	1408	1.00	31.91	.6583		21.006	1408	1.00	29576				
D	77 UTILITY	232	1.00	27.50	1.0000		27.500	232	1.00	6380				
				HSF:	7072.00	%COMP: 100		RPCN:		389464	1.00	389464	-.22-.65=	106324
				STRUCTURE VALUE:				55.07	QGRCN/HSF		15.03	FMV/HSF		106324

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 BEST VILLAGE PHASE ONE
 50 UNITS ON THIS PARCEL
 ASSESSED PER GS 105 277/1
 904 SAVANNAH LN

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452512871180 3
 RECORD NUMBER: 7083
 ROUTE 12117000
 LISTER: LNLHOLLO 10112023
 REVIEW:

+--13--+ +--13--+
 1 6--14--+ 5-14--+ 1
 6 54 +--17--+ 6
 +-12--+ : : +-12--+
 : : : :
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 2 : : :
 4 : : :
 : : : :
 : : : :
 +-12--+ : : +-12--+
 1 4+ +--17--B 1
 6 +--14--5 +--14--+ 6
 A 6 : :
 +-13--+ : +--13--+

TOPO	STREET	UTILITY	ZONING	5.850 ACRES		NBHD	
			RA6				0995
NOTES:							
#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
LAND VALUE: 146250							
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
		*					
		*					
		*					
		*					
		*					
		*					
OTHER VALUE: 12500							
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - APARTMENTS		
CONCRETE	VINYL	HEATPUMP	COMPSHNG	2.00STHT			
SLAB	VINYL	HEATPUMP		'WALL BDRM			

COMM - IMP C AYB 1999 EYB
 DIMENSIONS: A-DU16DL12DU24DR12DU16DR13DD6DR14DD5DR4DD34DL4DD5DL14DD6DL13 B-MR13MU6MR43DU5DL17DU34DR17DU5DR14DU
 6DR13DD16DR12DD24DL12DD16DL13DU6DL14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	12 MULTI-FA	1768	2.00	57.92	.8620		49.927	3536	.95	167712				
	1210 HEATPUMP			2.00			2.000	1768		3536				
	1202 VINYL			1.00			1.000	1768		1768				
B	12 MULTI-FA	2210	2.00	57.92	.8620		49.927	4420	.95	209640				
	1210 HEATPUMP			2.00			2.000	2210		4420				
	1202 VINYL			1.00			1.000	2210		2210				
C	81 PORCH	1604	1.00	31.91	.6568		20.958	1604	1.00	33616				
D	77 UTILITY	232	1.00	27.50	1.0000		27.500	232	1.00	6380				
		HSF:		7956.00			%COMP: 100		RPCN:	429282	1.00	429282	-.22- .65=	117194
							STRUCTURE VALUE:		53.95	QGRCN/HSF		14.73	FMV/HSF	117194

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 903 SAVANNAH LN

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452512871180 4
 RECORD NUMBER: 7083
 ROUTE 12117000
 LISTER: LNLHOLLO 10112023
 REVIEW:

TOPO	STREET	UTILITY	ZONING	5.850 ACRES		NBHD	
			RA6			0995	
NOTES:							
#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
LAND VALUE: 146250							
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
OTHER VALUE: 12500							
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - APARTMENTS		
CONCRETE	VINYL	HEATPUMP	COMP SHNG	2.00STHT			
SLAB	VINYL	HEATPUMP		'WALL BDRM			

COMM - IMP C AYB 1999 EYB
 DIMENSIONS: A-DU24DR12DU16DR13DD6DR14DD5DR4DD34DL4DD5DL14DD6DL13DU16DL12 B-MR12MD16MR13MU6MR30DU5DL4DU34DR4DU
 5DR14DU6DR13DD16DR12DD24DL12DD16DL13DU6DL14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	12 MULTI-FA	1768	2.00	57.92	.8812		51.039	3536	.95	171450				
	1210 HEATPUMP			2.00			2.000	1768		3536				
	1202 VINYL			1.00			1.000	1768		1768				
B	12 MULTI-FA	1768	2.00	57.92	.8812		51.039	3536	.95	171450				
	1210 HEATPUMP			2.00			2.000	1768		3536				
	1202 VINYL			1.00			1.000	1768		1768				
C	81 PORCH	1408	1.00	31.91	.6583		21.006	1408	1.00	29576				
D	77 UTILITY	232	1.00	27.50	1.0000		27.500	232	1.00	6380				
				HSF:	7072.00	%COMP: 100		RPCN:		389464	1.00	389464	-.22-.65=	106324
				STRUCTURE VALUE:				55.07	QGRCN/HSF	15.03	FMV/HSF			106324

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MAP NUMBER 452512871180
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 ROUTE 12117000
 LISTER: LNLHOLLO 10112023
 REVIEW:

CARD NO 6

+ -13-+ + -13-+
 1 6-14--+ 5-14--+ 1
 6 5-17--+ + -17--+ 6
 +12-+ : : +12-+
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 2 3 3 2
 4 4 4 4
 : : : :
 + -12+ : : + -12+
 : : :
 1 + -17-A+ + -17--5 6
 6 + -14-5 + -14-6 :
 + -13-6 + -13-+ :

TOPO STREET UTILITY ZONING 5.850 ACRES NBHD
 RA6 0995
 NOTES:

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

LAND VALUE: 146250

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

OTHER VALUE: 12500
 FNDATION XTRFNISH HEAT&AIR ROOFMTRL SIZE/QTY DPRT:DEPR - APARTMENTS
 CONCRETE VINYL HEATPUMP COMPSHNG 2.00STHT
 SLAB VINYL HEATPUMP 'WALL
 BDRM

COMM - IMP C AYB 1999 EYB
 DIMENSIONS: A-DL17DD5DL14DD6DL13DU16DL12DU24DR12DU16DR13DD6DR14DD5DR17DD34 B-MR8DU34DR17DU5DR14DU6DR13DD16D
 R12DD24DL12DD16DL13DU6DL14DU5DL17

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	12 MULTI-FA	2210	2.00	57.92	.8505		49.260	4420	.95	206842				
	1210 HEATPUMP			2.00			2.000	2210		4420				
	1202 VINYL			1.00			1.000	2210		2210				
B	12 MULTI-FA	2210	2.00	57.92	.8505		49.260	4420	.95	206842				
	1210 HEATPUMP			2.00			2.000	2210		4420				
	1202 VINYL			1.00			1.000	2210		2210				
C	81 PORCH	1928	1.00	31.91	.6550		20.901	1928	1.00	40297				
D	77 UTILITY	232	1.00	27.50	1.0000		27.500	232	1.00	6380				
			HSF:	8840.00			%COMP: 100		RPCN:	473621	1.00	473621	-.22-.65=	129299
								53.57	QGRCN/HSF			14.62	FMV/HSF	129299

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 900 SAVANNAH LN

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 KINSTON
 COUNTY/CITY OF KINSTON

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+-13-+ +-13--+
 1 6--14--+ 5-14--+ 1
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 +-12-+ : B +-12-+
 : A+ +-17--5 1
 1 +-14--5 +-14--+ 6
 6 6 6 :
 +-13-+ +-13-+ 6

TOPO STREET UTILITY ZONING 5.850 ACRES NBHD
 RA6 0995

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1							
2							
4							
6							

LAND VALUE: 146250

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

OTHER VALUE: 12500
 FNDATION XTRFNISH HEAT&AIR ROOFMTRL SIZE/QTY DPRT:DEPR - APARTMENTS
 CONCRETE VINYL HEATPUMP COMPSHNG 2.00STHT
 SLAB VINYL HEATPUMP 'WALL
 BDRM

COMM - IMP C AYB 1999 EYB
 DIMENSIONS: A-DL4DD5DL14DD6DL13DU16DL12DU24DR12DU16DR13DD6DR14DD5DR4DD34 B-MR8DU34DR17DU5DR14DU6DR13DD16DR12DD
 24DL12DD16DL13DU6DL14DU5DL17

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	12 MULTI-FA	1768	2.00	57.92	.8620		49.927	3536	.95	167712				
	1210 HEATPUMP			2.00			2.000	1768		3536				
	1202 VINYL			1.00			1.000	1768		1768				
B	12 MULTI-FA	2210	2.00	57.92	.8620		49.927	4420	.95	209640				
	1210 HEATPUMP			2.00			2.000	2210		4420				
	1202 VINYL			1.00			1.000	2210		2210				
C	81 PORCH	1604	1.00	31.91	.6568		20.958	1604	1.00	33616				
D	77 UTILITY	232	1.00	27.50	1.0000		27.500	232	1.00	6380				
			HSF:		7956.00		%COMP: 100		RPCN:	429282	1.00	429282	-.22-.65=	117194
							STRUCTURE VALUE:		53.95	QGRCN/HSF		14.73	FMV/HSF	117194

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	146250	146250	100%	SW		916721
OTHERFEAT	12500	12500	100%	11132020		
STRUCTURE	757971	757971	100%	1899-343		
TOTAL	916721	916721	100%	917000	0099%	
						25000LV/AC
						TV/HSF
						SP/HSF
						APPRAISED-VALUE: 916721