

+OWNERSHIP 1019757 2024 1/04/2024
EBAUT PROPERTIES LLC

PROPERTY DESCRIPTION
HWY 11 NORTH LOTS 1 & 2
SHINING STAR DAYCARE

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
453603110178 1
RECORD NUMBER: 7151
ROUTE 3118000
LISTER: LNBIRASW 8042023
REVIEW:

2114 WESLEY LANE
GREENVILLE NC 27858
DEED: 1995 02

1901 DR MLK JR BL

+---24---+
1 1
5 F5+ 55+
+-----E-57-----D---+G10+ 97--+
: : 8 C 9
2 2---+26---+
4 4 :
: : :
+--19---+B-----38-----+ 2
1 7
6 :
: : :
+---19---+ : +---26-----+
: : :
2 2
4 6
: :
+A-----38-----+

TOPO STREET UTILITY ZONING .700 ACRES NBHD
IB 2009

NOTES:01 RENOVATIONS COMPLETE FOR

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	13RBS-PAVED	.70AC	30000	1.32	1.00	1.00	39600 27720

LAND VALUE: 27720

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%	-COND%=	OFB-VALU
60	56CPARKLOT	1* 1				1	1.00	.01	2000
61	50CCL-FENCE	1* 1	10.12			1	1.00	.01	1000
62	59CPAVING-A	1* 1	3.00			1	1.00	.01	1000

OTHER VALUE: 4000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
BRICK	BRICK	NONE	COMP SHNG	2.00STHT	
CONIWALL	BRICK	FWA/CAC		9'WALL	
		NONE		BDRM	

COMM - IMP C AYB 1959 EYB 1957
DIMENSIONS: A-DR38DU26DR26DU27DL26DD13DL57DD16DR19DD24 B-MU40DR38DU24DL57DD24DR19 C-MU40MR38MU13MR16DU9DR7DD9DL
7 D-MU53MR54ML16MU11ML8DL5DU5DR5DD5 E-MU64MR30ML25DL24DU15DR24DD15 F-MU64MR5DU5DR5DD5DL5 G-MU64M
R5MR33MD3DR10DD8DL10DU8

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-	CND%=	FMV
A	16 COMMERCIAL	2526	2.00	35.00	1.0000	1.00	35.000	5052	1.00	176820					
	1601 NONE							2526							
	1612 FWA/CAC			6.14			6.140	2526		15509					
	1603 BRICK							2526							
B	16 COMMERCIAL	1368	1.10	35.00	1.0000		35.000	1505	1.00	52675					
	1601 NONE							1368							
	1603 BRICK							1368							
C	77 UTILITY	63	1.00	27.50	1.0000		27.500	63	1.00	1732					
D	81 PORCH	25	1.00	31.91	.8101		25.850	25	1.00	646					
E	85 PATIO-BR	360	1.00	7.50	1.0000		7.500	360	1.00	2700					
F	84 WOOD DEC	25	1.00	23.27	.8281		19.269	25	1.00	481					
G	84 WOOD DEC	80	1.00	23.27	.6119		14.238	80	1.00	1139					
H	77 UTILITY	1218	1.00	27.50	1.0000		27.500	1218	1.00	33495					
				HSF:	6557.00	%COMP: 100		RPCN:		285197 1.00		285197 - .60-	.08=		104953
STRUCTURE VALUE:										43.49	OGRCN/HSF	16.00	FMV/HSF		104953

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	27720	27720	100%			39600LV/AC
OTHERFEAT	4000	4000	100%	00000000		
STRUCTURE	104953	104953	100%	-		TV/HSF
TOTAL	136673	136673	100%		0000%	SP/HSF

APPRAISED-VALUE: 136673