OWNERSHIP 1012792 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
VAN SON TAN	506 PLAZA BLVD	KINSTON	452617213324	1
	ONEMAIN FINANCIAL		RECORD NUMBER: 7381	
2642 LAFAYETTE RD		COUNTY/CITY OF KINSTON	ROUTE 17092000	
GRIFTON NC 28530			LISTER: LNLENGLISH 5012023	
DEED: 1905 285	506 PLAZA BL		REVIEW:	

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TOPO	STREET	UTILITY	ZONING	.540 ACRES	NBHD
			OI		2009
			NOTES:		

#	LAND CLASS	SIZE	*	RATE	*SIZ%	*DPT%	*ADJ%		=LND-VALUE
1	3Q LOT	1.00LT		140000		1.00	1.00	140000	140000

LAND VALUE: 140000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
60	93CSITEIMPR	1* 1 * * * * * * *				1	1.00	.01	15000

OTHER VALUE: 15000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
CONCRETE SLAB	BRICK	HEATPUMP	METAL	1.00STHT 12'WALL BDRM	

COMM - IMP C AYB 1978 EYB 1992

DIMENSIONS: A-DR25DU73DL25DD73

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%	-CND%=	FMV
A	30 OFC-AVG	1825	1.00	103.66	.8687	1.00	90.049	1825	1.00	164339					
	3010 HEATPUMP							1825							
	3003 BRICK							1825							

HSF: 1825.00 %COMP: 100 RPCN: 164339 1.00 164339 - .43- = 93674

STRUCTURE VALUE: 90.04 QGRCN/HSF 51.32 FMV/HSF 93674

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE 248674
LAND			140000	140000	100%	WD		259259LV/AC	
OTHERFEAT			15000	15000	100%	01212021			
STRUCTURE			93674	93674	100%	1905-285		TV/HSF	
TOTAL			248674	248674	100%	240000	0103%	SP/HSF	

APPRAISED-VALUE: 248674