OWNERSHIP 1015631 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
ROANOKE BECKER HOLDINGS LLC	612 N QUEEN ST	KINSTON	452547353381	1
	L350K/16		RECORD NUMBER: 7537	
7120 CREEK WOOD DR		COUNTY/CITY OF KINSTON	ROUTE 47035000	
CHAPEL HILL NC 27514			LISTER: LNLENGLISH 5012023	
DEED: 1947 378	612 N QUEEN ST		REVIEW:	

```
+----C-50+----+
:             :
:             :
:             :+
:             ::
:             ::
:             ::
9             9:
3             3:
:             ::
:             :8
:             :2
:             ::
:             ::
:             ::
A             ::
B------50-----+:
1------54------+
```

TOPO	STREET	UTILITY	ZONING	.510 ACRES	NBHD
					0331

NOTES:

#	LAND CLASS	SIZE	*	RATE	*SIZ%	*DPT%	*ADJ%		=LND-VALUE
1	6G FF	105F	210D	300	1.00	1.12	1.50	504	52920

LAND VALUE: 52920

#	OTHER FEAT	SIZE		BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
60	58CPAVING	15000*	1	1.70			15000	1.00	.52	12240
61	50CCL-FENCE	190*	1	10.12			190	1.00	.52	923

OTHER VALUE: 13163

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
CONCRETE	STONE	FWA/CAC	TAR&GRAV	1.00STHT	
SLAB	STONE	FWA/CAC		12'WALL	
				BDRM	

COMM - IMP A AYB 1961 EYB 1985

DIMENSIONS: A-DU93DR50DD93DL50 B-DD10DR54DU82DL4DD72DL50 C-MU93MR18DU4DR14DD4DL14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN -DEPR%-CND%=	FMV
A	30 OFC-AVG	4650	1.00	103.66	.7519	1.00	77.941	4650	1.00	362425			
	3012 FWA/CAC							4650					
	3012 STONE			3.00			3.000	4650		13950			
A	38 BANK	4650	1.00	107.12	.8907	1.00	95.411	4650	1.00	443661			
	3812 FWA/CAC							4650					
	3812 STONE			3.00			3.000	4650		13950			
B	80 CANOPY	828	1.00	10.00	1.0000		10.000	828	1.00	8280			
C	80 CANOPY	56	1.00	10.00	1.0000		10.000	56	1.00	560			

HSF: 9300.00 %COMP: 100 RPCN: 842826 1.36 1146243 - .50- .50= 286561

STRUCTURE VALUE: 123.25 QGRCN/HSF 30.81 FMV/HSF 286561

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	352644
LAND			52920	52920	100%	WD		103764LV/AC		
OTHERFEAT			13163	13163	100%	02252022				
STRUCTURE			286561	286561	100%	1947-378		TV/HSF		
TOTAL			352644	352644	100%	225000	0156%	SP/HSF		
									APPRAISED-VALUE:	352644