

+OWNERSHIP 1008622
 WMN REAL ESTATE LLC
 1900 GREENBRIER RD
 KINSTON NC 28501
 DEED: 1853 745

2024 1/04/2024

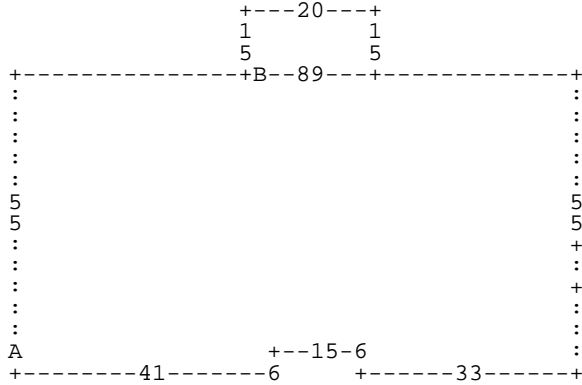
PROPERTY DESCRIPTION
 2120 N QUEEN ST
 R3600PM/2009

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER
 452614324722
 RECORD NUMBER: 7622
 ROUTE 14095000
 LISTER: LNLEGLISH 5012023
 REVIEW:

CARD NO
 1

2120 N QUEEN ST



TOPO	STREET	UTILITY	ZONING	1.810 ACRES	NBHD
SLOPES			B1		209
PARTLOW			NOTES:		

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	10NLAN	1.81AC	50000	1.00	1.00	.90	45000 81450

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	93CSITEIMPR	1*	1			1	1.00	.01	20000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
BRICK	BRICK	HEATPUMP	LAMSHNGL	1.00STHT	
CONIWALL				'WALL BDRM	

COMM - IMP C AYB 1999 EYB 2002
 DIMENSIONS: A-DU55DR89DD55DL33DU6DL15DD6DL41 B-MU55MR38DR20DU15DL20DD15 C-MU55MR89MD31DR7DD7DL7DU7

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	CND%*	FMV
A	30 OFC-AVG	4805	1.00	103.66	.7817		81.031	4805	1.00	389353					
	3010 HEATPUMP							4805							
	3003 BRICK							4805							
B	84 WOOD DEC	300	1.00	23.27	.4943		11.502	300	1.00	3450					
C	83 STOOP	49	1.00	14.32	.7695		11.019	49	1.00	539					
			HSF:	4805.00			%COMP: 100			RPCN: 393342	1.00	393342	-.20-	.10=	283207
							STRUCTURE VALUE:			81.86	OGRCN/HSF		58.94	FMV/HSF	283207

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	81450	81450	100%	WD		45000LV/AC
OTHERFEAT	20000	20000	100%	04122019		
STRUCTURE	283207	283207	100%	1853-745		TV/HSF
TOTAL	384657	384657	100%	260000	0147%	SP/HSF

APPRAISED-VALUE: 384657