

+OWNERSHIP 1004058
KAMCP LLC

2024 1/04/2024

PROPERTY DESCRIPTION
1351 CUNNINGHAM RD
ADJ/FOB/CEILHGT
L3,250,000/2009

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
453603129922
RECORD NUMBER: 8281
ROUTE 3111000
LISTER: LNLGLISH 5012023
CARD NO
1

585 CROSS CREEK TRL
GIBSONVILLE NC 27249
DEED: 1817 49

1351 CUNNINGHAM RD
TOPO STREET UTILITY ZONING 25.950 ACRES NBHD
I1 2009

+-----393-----+
2 2
5 51109
7 C 7
: 7110+
+B-----393-----+
: D1108
: :110+
:
: E1108
4 4110+
8 8
3 3
:
:
:
:
+A-----393-----+

NOTES:01 OFB1 INCL PAVING/FENCING
01 & MISC OUTBLDGS
LAND CLASS SIZE * RATE *SIZ%*DPT%*ADJ% =LND-VALUE
1 13HBS-PAVED 25.95AC 15000 1.00 1.00 .80 12000 311400

LAND VALUE: 311400
OTHER FEAT SIZE BASERATE*SIZ%= ADJRATE* UNITS *OGR%-COND%=OFB-VALU
60 93CSITEIMPR 1* 1 1 1.00 .01 13500

OTHER VALUE: 13500
FNDATION XTRFNISH HEAT&AIR ROOFMTRL SIZE/OTY DPRT:DEPR - INDUSTRIAL/WHS
CONCRETE BRICK&CB HEATPUMP TAR&GRAV 1.00STHT
BRICK&CB HEATPUMP 14'WALL
BDRM

IND - IMP D+5 AYB 1968 EYB
DIMENSIONS: A-DR393DU483DL393DD483 B-MU483DR393DU257DL393DD257 C-MU483MU257MR393MD112DD97DR110DU97DL110 D-MU628MR
393MD174DD18DR110DU18DL110 E-MU454MR393MD118DD48DR110DU48DL110

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	98 SPINKLER	189819	1.00	4.00	.3750	1.00	1.500	189819	1.00	284728				
A	47 WAREHOUS	189819	1.00	28.42	.8509	1.00	24.182	189819	1.00	4590203				
	4710 HEATPUMP			7.79			7.790	189819		1478690				
	4707 BRICK&CB			1.88			1.880	189819		356859				
B	98 SPINKLER	101001	1.00	4.00	.3750	1.00	1.500	101001	1.00	151501				
B	47 WAREHOUS	101001	1.00	28.42	.8509	1.13	27.325	101001	1.00	2759852				
	4710 HEATPUMP			7.79			7.790	101001		786797				
	4707 BRICK&CB			1.88			1.880	101001		189881				
C	91 LOAD RMP	10670	1.00	5.00	1.0000		5.000	10670	1.00	53350				
D	91 LOAD RMP	1980	1.00	5.00	1.0000		5.000	1980	1.00	9900				
E	91 LOAD RMP	5280	1.00	5.00	1.0000		5.000	5280	1.00	26400				
				HSF:	290820	1.00	%COMP: 100	RPCN:	10688163	.90	9651411	-.62-.85=	550131	
				STRUCTURE VALUE:				33.18	OGRCN/HSF	1.89	FMV/HSF		550131	

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	311400	311400	100%	WD		12000LV/AC
OTHERFEAT	13500	13500	100%	11302017		
STRUCTURE	550131	550131	100%	1817- 49		TV/HSF
TOTAL	875031	875031	100%	875000	0100%	SP/HSF

APPRAISED-VALUE: 875031