

+OWNERSHIP 1015375
BANKS APEX REALTY LLC
C/O QUAWIYY BANKS
4748 CHASTAIN AVE
CHARLOTTE NC 28217
DEED: 1941 542

2024 1/04/2024

PROPERTY DESCRIPTION
311/313 N ORION ST
TWO UNITS

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452515732814
RECORD NUMBER: 8573
ROUTE 15475000
LISTER: LNLEGLISH 5012023
REVIEW:

CARD NO
1

311/313 N ORION ST

```

+---13---+
+-----28-----+
:
1 0
0 :
+2 +2
6 6
2+ 2+
:
:
:
2 2
4 4
:
:
A :
+---13---+
B 5
5-----18-----+

```

| TOPO | STREET | UTILITY | ZONING | ACRES | NBHD |
|------|--------|---------|--------|-------|------|
| | | | RA5 | .130 | 0205 |

NOTES:

| # | LAND CLASS | SIZE | *RATE | *SIZ% | *DPT% | *ADJ% | =LND-VALUE |
|---|------------|--------|-------|-------|-------|-------|------------|
| 1 | 1H LOT | 1.00LT | 3000 | | 1.00 | 1.00 | 3000 |

LAND VALUE: 3000

| # | OTHER FEAT | SIZE | BASERATE* | SIZ%* | ADJRATE* | UNITS | *OGR% | -COND%* | OFB-VALU |
|---|------------|------|-----------|-------|----------|-------|-------|---------|----------|
| | | * | | | | | | | |
| | | * | | | | | | | |
| | | * | | | | | | | |
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| | | * | | | | | | | |
| | | * | | | | | | | |

OTHER VALUE:

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - APARTMENTS |
|----------|----------|----------|-----------|---------------|------------------------|
| CONC-BLK | ASBESTOS | GAS-PACK | COMP SHNG | 1.00STHT | |
| CONIWALL | | | | 'WALL BDRM | |

RES - IMP E AYB 1940 EYB 1922
DIMENSIONS: A-DU24DL2DU6DR2DU10DR28DD10DR2DD6DL2DD24DL28 B-MR5DD5DR18DU5DL18 C-MR5ML5MU24ML2MU6MR2MU10MR8D
U5DR13DD5DL13

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT% | ADJRATE* | AREA* | %STY= | COST | OG% | OG RCN | -DEPR%-CND%* | FMV |
|---|---------------|-----------|------|----------|---------|------------------|----------|-------|-----------|-------|-----|--------|--------------|--------|
| A | 11 DUPLEX/T | 1144 | 1.00 | 64.02 | .9286 | | 59.448 | 1144 | 1.00 | 68008 | | | | |
| | 1111 GAS-PACK | | | 2.00 | | | 2.000 | 1144 | | 2288 | | | | |
| | 1115 ASBESTOS | | | 1.00- | | | 1.000- | 1144 | | 1144- | | | | |
| B | 81 PORCH | 90 | 1.00 | 31.91 | .7271 | | 23.201 | 90 | 1.00 | 2088 | | | | |
| C | 83 STOOP | 65 | 1.00 | 14.32 | .7695 | | 11.019 | 65 | 1.00 | 716 | | | | |
| | | | | HSF: | 1144.00 | %COMP: 100 | | RPCN: | | 71956 | .76 | 54686 | -.90- | = 4621 |
| | | | | MKT | 84.50 | STRUCTURE VALUE: | | 47.80 | OGRCN/HSF | | | 4.03 | FMV/HSF | 4621 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|-------|-----------|------|----------|-------|-------------|
| LAND | 3000 | 3000 | 100% | WD | | 23076LV/AC |
| OTHERFEAT | | | % | 12292021 | | |
| STRUCTURE | 4621 | 4621 | 100% | 1941-542 | | TV/HSF |
| TOTAL | 7621 | 7621 | 100% | 8000 | 0095% | SP/HSF |

APPRAISED-VALUE: 7621