

+OWNERSHIP 1000628 2024 1/04/2024
 COTTON RIDGE HOLDINGS LLC
 175 NC HIGHWAY 581 SOUTH
 GOLDSBORO NC 27530
 DEED: 1773 224

PROPERTY DESCRIPTION
 127 S QUEEN ST
 SWINDELL LAW FIRM
 127 S QUEEN ST

TAX SUBDIVISIONS
 KINSTON
 CNTY/CTY KINSTON/MUNI SVC

MAP NUMBER CARD NO
 452571323396 1
 RECORD NUMBER: 9629
 ROUTE 71040000
 LISTER: LNLEGLISH 5012023
 REVIEW:

TOPO	STREET	UTILITY	ZONING	.070 ACRES		NBHD	
NOTES:							
#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	6C FF	23F 143D	200	1.00	.98	1.00	196 4508
LAND VALUE:							4508
#	OTHER FEAT	SIZE	BASERATE	*SIZ*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
		*					
		*					
		*					
		*					
		*					
		*					
OTHER VALUE:							
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL		
CONCRETE	BRICK	FWA/CAC	TAR&GRAV	1.00STHT			
SLAB				12'WALL			
				BDRM			

COMM - IMP C+5 AYB 1901 EYB 1990
 DIMENSIONS: A-DR23DU81DL23DD81 B-MR2DD3DR19DU3DL19 C-MR2MU81DR10DU7DL10DD7

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	30 OFC-AVG	1863	1.00	103.66	.8609	1.00	89.240	1863	1.00	166254				
	3012 FWA/CAC							1863						
	3003 BRICK							1863						
B	80 CANOPY	57	1.00	10.00	1.0000		10.000	57	1.00	570				
C	80 CANOPY	70	1.00	10.00	1.0000		10.000	70	1.00	700				
			HSF:	1863.00			%COMP: 100			167524	1.05	175900	- .47-	= 93227
							STRUCTURE VALUE:	94.41		OGRCN/HSF		50.04	FMV/HSF	93227

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	4508	4508	100%	WD		64400LV/AC
OTHERFEAT			%	04282016		
STRUCTURE	93227	93227	100%	1773-224		TV/HSF
TOTAL	97735	97735	100%	100000	0097%	SP/HSF
APPRaised-VALUE:						97735