

+OWNERSHIP 1006967 2024 1/04/2024
 GLENWOOD PROPERTIES OF KINSTON
 LLC
 2018 W VERNON AVE
 KINSTON NC 28501
 DEED: 1839 472

PROPERTY DESCRIPTION
 KINSTON CLINIC
 TOTAL ALL CRDS 24469HSF

 400 GLENWOOD AV

TAX SUBDIVISIONS
 KINSTON

 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452539276383 1
 RECORD NUMBER: 9925
 ROUTE 39039000
 LISTER: LNLEGLISH 5012023
 REVIEW:

+----34-----+
 :
 :
 :
 : 38--+
 : 9 :
 : : :
 : : :
 : : :
 : +6+ :
 8 : :
 8 2 6
 : 0 9
 : +6+ :
 : : :
 : 2 :
 : 9 :
 : : :
 : B :
 +A---34-----+8+

TOPO	STREET	UTILITY	ZONING	2.520 ACRES		NBHD	
NOTES:01 CORRECTED LISTING DUE TO 01 BUILDING CONDITON 2019							
#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	10GLAND	2.52AC	30000	1.00	1.00	1.00	30000 75600
LAND VALUE:							75600
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
60	93CSITEIMPR	1*	1			1	1.00 .01 25000
OTHER VALUE:							25000
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL		
CONCRETE	BRICK	FWA/CAC	ROLLROOF	1.00STHT			
SLAB				10'WALL			
				BDRM			

COMM - IMP D-5 AYB 1952 EYB 1922
 DIMENSIONS: A-DR34DU29DL6DU20DR6DU39DL34DD88 B-MR34DU29DL6DU20DR6DU20DR8DD69DL8

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	30 OFC-AVG	2872	1.00	103.66	.8193	.95	80.681	2872	1.00	231715				
	3012 FWA/CAC							2872						
	3003 BRICK							2872						
B	80 CANOPY	672	1.00	10.00	1.0000		10.000	672	1.00	6720				
			HSF:	2872.00			%COMP: 100			238435	.81	194801	-.95-	= 9741
							STRUCTURE VALUE:	67.82		OGRCN/HSF		3.39	FMV/HSF	9741

+OWNERSHIP 1006967 2024 1/04/2024
 GLENWOOD PROPERTIES OF KINSTON
 LLC
 2018 W VERNON AVE
 KINSTON NC 28501
 DEED: 1839 472

PROPERTY DESCRIPTION
 KINSTON CLINIC
 TOTAL ALL CRDS 24469HSF

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452539276383 2
 RECORD NUMBER: 9925
 ROUTE 39039000
 LISTER: LNLEGLISH 5012023
 REVIEW:

400 GLENWOOD AV

+-----8-----+
 : :
 : :
 : 2 :
 3 7 :
 5 :
 : B :
 : +A-----95-----+
 : :
 +-----103-----+

TOPO	STREET	UTILITY	ZONING	2.520 ACRES	NBHD
					2009

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
---	------------	------	--------	--------	-------	------	------------

LAND VALUE: 75600

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

OTHER VALUE: 25000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	FWA/CAC		1.00STHT	
SLAB				10'WALL	
				BDRM	

COMM - IMP D-5 AYB 1952 EYB 1922
 DIMENSIONS: A-DR95DU27DL95DD27 B-DU27DL8DD35DR103DU8DL95

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	30 OFC-AVG	2565	1.00	103.66	.8280	.95	81.538	2565	1.00	209144					
	3012 FWA/CAC							2565							
	3003 BRICK							2565							
B	80 CANOPY	1040	1.00	10.00	1.0000		10.000	1040	1.00	10400					
			HSF:	2565.00			%COMP: 100		RPCN:	219544	.81	179367	-.95-	=	8969
							STRUCTURE VALUE:			69.92	QGRCN/HSF	3.49	FMV/HSF		8969

+OWNERSHIP 1006967 2024 1/04/2024
 GLENWOOD PROPERTIES OF KINSTON
 LLC
 2018 W VERNON AVE
 KINSTON NC 28501
 DEED: 1839 472

PROPERTY DESCRIPTION
 KINSTON CLINIC
 TOTAL ALL CRDS 24469HSF
 400 GLENWOOD AV

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452539276383 3
 RECORD NUMBER: 9925
 ROUTE 39039000
 LISTER: LNLEGLISH 5012023
 REVIEW:

```

+-----34-----+
  2 :
  0 :
+-----48-----+
  :
  2 :
  7 :
  :
  :
+A-----48-----+
B :
8-----40-----+
  :
  3 1 :
  3 :
  :
  :
+8-----34-----+
  
```

TOPO STREET UTILITY ZONING 2.520 ACRES NBHD
 2009

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE

LAND VALUE: 75600

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

OTHER VALUE: 25000

FNDATION XTRFNISH HEAT&AIR ROOFMTRL SIZE/QTY DPRT:DEPR - COMMERCIAL
 CONCRETE BRICK FWA/CAC ROLLROOF 1.00STHT
 SLAB 10'WALL
 BDRM

COMM - IMP D-5 AYB 1952 EYB 1922
 DIMENSIONS: A-DR48DD41DR34DU88DL34DD20DL48DD27 B-DD8DR40DD33DR8DU41DL48

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	30 OFC-AVG	4288	1.00	103.66	.7857	.95	77.372	4288	1.00	331771				
	3012 FWA/CAC							4288						
	3003 BRICK							4288						
B	80 CANOPY	648	1.00	10.00	1.0000		10.000	648	1.00	6480				
			HSF:	4288.00			%COMP: 100		RPCN:	338251	.81	276351	-.95-	= 13818
							STRUCTURE VALUE:	64.44	QGRCN/HSF			3.22	FMV/HSF	13818

+OWNERSHIP 1006967 2024 1/04/2024
 GLENWOOD PROPERTIES OF KINSTON
 LLC
 2018 W VERNON AVE
 KINSTON NC 28501
 DEED: 1839 472

PROPERTY DESCRIPTION
 KINSTON CLINIC
 TOTAL ALL CRDS 24469HSF
 400 GLENWOOD AV

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER
 452539276383
 RECORD NUMBER: 9925
 ROUTE 39039000
 LISTER: LNLEGLISH 5012023
 REVIEW:

+8B+-----113-----+
 : :
 : :
 4 3
 0 2
 : : +-----68-----+
 : : 5
 : +A-18--+ 2
 +-----86-----+ 2
 1
 7 +---27---+
 : 8
 +-----35-----+

TOPO STREET UTILITY ZONING 2.520 ACRES NBHD
 2009

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
4							
9							
2							
2							
1							
7							
8							

LAND VALUE: 75600

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

OTHER VALUE: 25000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	FWA/CAC	TAR&GRAV	1.00STHT	
SLAB				10'WALL	
				BDRM	

COMM - IMP D-5 AYB 1944 EYB 1922
 DIMENSIONS: A-DR18DU5DR68DD22DR27DU49DL113DD32 B-MU32DL8DD40DR86DD17DR35DU8DL27DU22DL68DD5DL18DU32

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	30 OFC-AVG	3735	1.00	103.66	.7949	.95	78.279	3735	1.00	292372				
	3012 FWA/CAC							3735						
	3003 BRICK							3735						
B	80 CANOPY	1700	1.00	10.00	1.0000		10.000	1700	1.00	17000				
			HSF:	3735.00			%COMP: 100		RPCN:	309372	.81	252756	-.95-	= 12638
							STRUCTURE VALUE:			67.67	QGRCN/HSF	3.38	FMV/HSF	12638

+OWNERSHIP 1006967 2024 1/04/2024
 GLENWOOD PROPERTIES OF KINSTON
 LLC
 2018 W VERNON AVE
 KINSTON NC 28501
 DEED: 1839 472

PROPERTY DESCRIPTION
 KINSTON CLINIC
 TOTAL ALL CRDS 24469HSF
 400 GLENWOOD AV

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452539276383 7
 RECORD NUMBER: 9925
 ROUTE 39039000
 LISTER: LNLEGLISH 5012023
 REVIEW:

```

+-----62-----+
: +-16-+ 8-16-+ 1
: : 8-14-+ : 8
: : : +-----80-----+
4 3 +-----88-----C+
5 7 : :
: : 2 :
: A 5 5 :
+8+-----46-----+
+B-----88-----+
  
```

TOPO	STREET	UTILITY	ZONING	2.520 ACRES	NBHD
					2009

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE

LAND VALUE:					75600
#	OTHER FEAT	SIZE	BASERATE*SIZ%=	ADJRATE*	UNITS *OGR%-COND%=OFB-VALU
		*			
		*			
		*			
		*			
		*			
		*			

OTHER VALUE: 25000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	FWA/CAC	TAR&GRAV	1.00STHT	
SLAB	BRICK	FWA/CAC		10'WALL	
				BDRM	

COMM - IMP D-5 AYB 1944 EYB 1922
 DIMENSIONS: A-DU37DR16DD8DR14DU8DR16DD37DL46 B-MR46MD6DR88DU25DL88DD25 C-MD6MR46MR88MU25DL88DU18DL16DD8DL14D
 U8DL16DD37DL8DU45DR62DD18DR80DD8

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	30 OFC-AVG	1590	1.00	103.66	.7934	.95	78.130	1590	1.00	124226				
	3012 FWA/CAC							1590						
	3003 BRICK							1590						
B	32 OFC-MED	2200	1.00	127.13	.7934	.95	95.820	2200	1.00	210804				
	3212 FWA/CAC							2200						
	3203 BRICK							2200						
C	80 CANOPY	1688	1.00	10.00	1.0000		10.000	1688	1.00	16880				
			HSF:	3790.00			%COMP: 100			351910	.81	287510	-.95-	14376
							STRUCTURE VALUE:		75.86	QGRCN/HSF		3.79	FMV/HSF	14376

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	75600	75600	100%	SW		184497
OTHERFEAT	25000	25000	100%	09202018		
STRUCTURE	83897	83897	100%	1839-472		
TOTAL	184497	184497	100%	87500	0210%	

APPRaised-VALUE: 184497