OWNERSHIP 1016083 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
MAGNITUDE REAL ESTATE LP	500 E GRAINGER AVE	KINSTON	452511660173	1
	COASTAL WHOLESALE GROCERY		RECORD NUMBER: 9939	
100 PROGRESS ST		COUNTY/CITY OF KINSTON	ROUTE 11178000	
GLEN ROSE TX 76043			LISTER: LNLENGLISH 5012023	
DEED: 1939 481	500 E GRAINGER AV		REVIEW:	

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+-----38-----+-----------71-----------+
:            :                       :
:            :                       :
:            :                       :
:            :                       :
:            4                       :
4            9                       :
9            :                       :
:            :                       :
:            :                      8
:            :                      1
+-----38-----B+                      :
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             :                       :
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             :                       :
             :                       :
             :                       :
             :                       :
             A                       :
             +-----------71----------+
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TOPO	STREET	UTILITY	ZONING	.970 ACRES	NBHD
100YR-FZ			I1		2009

NOTES:01 PART OF WAREHOUSE RAZED
01 FOR 2005

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%		=LND-VALUE
1	13UBS-PAVED	.97AC	36000	1.02	1.00	.90	33047	32056

LAND VALUE: 32056

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
60	93CSITEIMPR	1* 1 * * * * * * *				1	1.00	.01	1000

OTHER VALUE: 1000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - INDUSTRIAL/WHS
CONC-BLK	CONBLOCK	NONE	METAL	1.00STHT	
CONIWALL	BRICK&CB	NONE		24'WALL	
				BDRM	

COMM - IMP C AYB 1901 EYB 1933
DIMENSIONS: A-DU81DR71DD81DL71 B-MU32DL38DU49DR38DD49

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN -DEPR%-CND%=	FMV
A	98 SPINKLER	5751	1.00	4.00	.7398	1.00	2.959	5751	1.00	17017			
A	47 WAREHOUS	5751	1.00	28.42	1.0000	1.23	34.956	5751	1.00	201031			
	4701 NONE							5751					
	4709 CONBLOCK			1.88			1.880	5751		10811			
B	98 SPINKLER	1862	1.00	4.00	.9095	1.00	3.638	1862	1.00	6773			
B	47 WAREHOUS	1862	1.00	28.42	1.0000	1.04	29.556	1862	1.00	55033			
	4701 NONE							1862					
	4707 BRICK&CB			1.88			1.880	1862		3500			

HSF: 7613.00 %COMP: 100 RPCN: 294166 1.00 294166 - .80- .24= 44714
STRUCTURE VALUE: 38.63 QGRCN/HSF 5.87 FMV/HSF 44714

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE 77770
LAND			32056	32056	100%	UNK		33047LV/AC	
OTHERFEAT			1000	1000	100%	12311972			
STRUCTURE			44714	44714	100%	0683 -0745		TV/HSF	
TOTAL			77770	77770	100%		0000%	SP/HSF	

APPRAISED-VALUE: 77770