

+OWNERSHIP 1006726
 STELLA BEA LLC
 C/O MICHAEL B POTTER
 104 W BLOUNT ST
 KINSTON NC 28501
 DEED: 1835 582

2024 1/04/2024

PROPERTY DESCRIPTION
 105 W BLOUNT ST
 2ND FLOOR NO VALUE
 105 W BLOUNT ST

TAX SUBDIVISIONS
 KINSTON
 CNTY/CTY KINSTON/MUNI SVC

MAP NUMBER
 45255343022
 RECORD NUMBER: 9945
 ROUTE 55039000
 LISTER: LNLEGLISH 5012023
 REVIEW:

CARD NO
 1

+-----61-----+
 2 3
 C 2
 +-----61-----+
 : :
 : :
 : :
 7 7
 6 6
 : :
 : :
 : :
 B :
 +-----80-----+
 3 3
 0 0
 A :
 +-----80-----+

TOPO STREET UTILITY ZONING .240 ACRES NBHD
 0331

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	6A FF	82F 132D	150	1.00	.94	1.00	141 11562

LAND VALUE: 11562

#	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	BRICK	FWA/CAC		14'WALL	
	BRICK	FWA/CAC		BDRM	

COMM - IMP C AYB 1912 EYB 1950
 DIMENSIONS: A-DU30DR80DD30DL80 B-MU30DU76DR80DD76DL80 C-MU30MU76DU32DR61DD32DL61

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	23 RETAIL S	2400	1.00	78.50	.7160	1.08	60.702	2400	1.00	145684				
	2312 FWA/CAC							2400						
	2303 BRICK							2400						
B	47 WAREHOUS	6080	1.00	28.42	.9976	1.00	28.351	6080	1.00	172374				
	4712 FWA/CAC			7.79			7.790	6080		47363				
	4703 BRICK			1.88			1.880	6080		11430				
C	47 WAREHOUS	1952	1.00	28.42	.9976	1.00	28.351	1952	1.00	55341				
	4712 FWA/CAC			7.79			7.790	1952		15206				
	4703 BRICK			1.88			1.880	1952		3669				
			HSF:	10432.00			%COMP: 100			RPCN: 451067 1.00		451067 - .67- .50=		74427
							STRUCTURE VALUE:			43.23 OGRCN/HSF		7.13 FMV/HSF		74427

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	11562	11562	100%	WD		85989
OTHERFEAT			%	07302018		48175LV/AC
STRUCTURE	74427	74427	100%	1835-582		TV/HSF
TOTAL	85989	85989	100%	375000	0022%	SP/HSF

APPRAISED-VALUE: 85989