

+OWNERSHIP 1009688
ROYALTY BUILDERS LLC

2024 1/04/2024

PROPERTY DESCRIPTION
602/604/606 COOKS AL
SALE INCL RN10656

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452515543916
RECORD NUMBER: 9971
ROUTE 15682000
LISTER: LNLEGLISH 5012023
REVIEW:

CARD NO
1

1912 QUARTZ DR
RALEIGH NC 27610
DEED: 1862 600

602 COOKS AL

+---16---+
: +5-+
: : 9
: 9 :
: +5C+
: :
: :
4 :
2 :
: 2
: 9
: :
: :
: :
A :
: :
+---16---+
B 5
5---16---+

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
				.140	0205

NOTES:01 SP IS FOR SEVEN UNITS
01 SP EQUALS 13500 PER UNIT

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1H LOT	1.50LT	3000		1.00	1.00	3000 4500

LAND VALUE: 4500

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
CONC-BLK	VINYL	SPACEHTR	METAL	1.00STHT	
CONIWALL	VINYL	SPACEHTR		'WALL	
				1 BDRM	

RES - IMP E AYB 1937 EYB 1942
DIMENSIONS: A-DU42DR16DD4DL5DD9DR5DD29DL16 B-DD5DR16DU5DL16 C-MR16MU29DL5DU9DR5DD9

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	627	1.00	79.84	.9567		76.382	627	1.00	47891				
	0106 SPACEHTR							627						
	0102 VINYL							627						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	80	1.00	31.91	.7271		23.201	80	1.00	1856				
C	01 SINGLE F	45	1.00	79.84	.9567		76.382	45	1.00	3437				
	0106 SPACEHTR							45						
	0102 VINYL							45						
			HSF:	672.00			%COMP: 100			RPCN: 56184	.76	42699	-.75-	= 9020
			MKT	84.50			STRUCTURE VALUE:	63.54		OGRCN/HSF		13.42	FMV/HSF	9020

+OWNERSHIP 1009688
ROYALTY BUILDERS LLC

2024 1/04/2024

PROPERTY DESCRIPTION
602/604/606 COOKS AL
SALE INCL RN10656

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452515543916
RECORD NUMBER: 9971
ROUTE 15682000
LISTER: LNLEGLISH 5012023
REVIEW:

CARD NO
2

1912 QUARTZ DR
RALEIGH NC 27610
DEED: 1862 600

604 COOKS AL

+---16---+
: +5-+
: : 9
: 9 :
: +5C+
: :
: :
4 :
2 :
: 2
: 9
: :
: :
: :
A :
+---16---+
B 5
5---16---+

TOPO	STREET	UTILITY	ZONING	.140 ACRES	NBHD
					0205

NOTES:

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

LAND VALUE: 4500

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - RESIDENTIAL - STD
CONC-BLK	VINYL	SPACEHTR	METAL	1.00STHT	
CONIWALL	VINYL	SPACEHTR		'WALL	
				1 BDRM	

RES - IMP E AYB 1937 EYB 1942
DIMENSIONS: A-DU42DR16DD4DL5DD9DR5DD29DL16 B-DD5DR16DU5DL16 C-MR16MU29DL5DU9DR5DD9

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	627	1.00	79.84	.9567		76.382	627	1.00	47891				
	0106 SPACEHTR							627						
	0102 VINYL							627						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	80	1.00	31.91	.7271		23.201	80	1.00	1856				
C	01 SINGLE F	45	1.00	79.84	.9567		76.382	45	1.00	3437				
	0106 SPACEHTR							45						
	0102 VINYL							45						
			HSF:	672.00			%COMP: 100			RPCN:	56184	.76	42699 - .75-	= 9020
			MKT	84.50			STRUCTURE VALUE:			63.54	QGRCN/HSF		13.42 FMV/HSF	9020

+OWNERSHIP 1009688
ROYALTY BUILDERS LLC

2024 1/04/2024

PROPERTY DESCRIPTION
602/604/606 COOKS AL
SALE INCL RN10656

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452515543916
RECORD NUMBER: 9971
ROUTE 15682000
LISTER: LNLEGLISH 5012023
REVIEW:

CARD NO
3

1912 QUARTZ DR
RALEIGH NC 27610
DEED: 1862 600

606 COOKS AL

+---16---+
: +5-+
: : 9
: 9 :
: +5C+
: :
: :
4 :
2 :
: : 2
: : 9
: :
: :
A :
+---16---+
B 5
5---16---+

TOPO	STREET	UTILITY	ZONING	.140 ACRES	NBHD
					0205

NOTES:

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

LAND VALUE: 4500

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - RESIDENTIAL - STD
CONC-BLK	VINYL	SPACEHTR	METAL	1.00STHT	
CONIWALL	VINYL	SPACEHTR		'WALL	
				1 BDRM	

RES - IMP E AYB 1937 EYB 1942

DIMENSIONS: A-DU42DR16DD4DL5DD9DR5DD29DL16 B-DD5DR16DU5DL16 C-MR16MU29DL5DU9DR5DD9

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	627	1.00	79.84	.9567		76.382	627	1.00	47891				
	0106 SPACEHTR							627						
	0102 VINYL							627						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	80	1.00	31.91	.7271		23.201	80	1.00	1856				
C	01 SINGLE F	45	1.00	79.84	.9567		76.382	45	1.00	3437				
	0106 SPACEHTR							45						
	0102 VINYL							45						
			HSF:	672.00		%COMP: 100		RPCN:		56184	.76	42699 - .75-	=	9020
			MKT	84.50		STRUCTURE VALUE:		63.54	QGRCN/HSF			13.42	FMV/HSF	9020

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	4500	4500	100%	WD		32142LV/AC
OTHERFEAT			%	08062019		
STRUCTURE	27060	27060	100%	1862-600		TV/HSF
TOTAL	31560	31560	100%	65500	0048%	SP/HSF

APPRAISED-VALUE: 31560