

+OWNERSHIP 1015383  
MILLER WILLIAM DAVIS

2024 1/04/2024

PROPERTY DESCRIPTION  
1314 W VERNON AVENUE  
SWINDELL LAW FIRM

TAX SUBDIVISIONS  
KINSTON  
COUNTY/CITY OF KINSTON

MAP NUMBER  
451512768193  
RECORD NUMBER: 10728  
ROUTE 12198000  
LISTER: LNLEGLISH 5012023  
CARD NO  
1

1314 W VERNON AVE  
KINSTON NC 28504  
DEED: 1941 796

1314 W VERNON AV

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B12-54+6-+3

TOPO STREET UTILITY ZONING .220 ACRES NBHD  
RA5 0348

NOTES:01 ADJ LAND/BLD VALUE FOR 20  
01 APPEAL

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	70 FF	48F 200D	1600	1.00	1.11	.90	1598 76723

LAND VALUE: 76723

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	93CSITEIMPR	1* 1				1	1.00	.01	2500

OTHER VALUE: 2500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
BRICK	VINYL	HEATPUMP	COMPSHNG	1.00STHT	
CONIWALL	VINYL	HEATPUMP		9'WALL BDRM	

COMM - IMP D-5 AYB 1942 EYB

DIMENSIONS: A-DR12DD5DR4DD1DR6DU1DR3DU23DL6DU17DL19DD35 B-DD5DR12DU5DL12 C-MU35MR9DR10DD17DR6DU50DL16DD33

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	30 OFC-AVG	844	1.00	103.66	.9227	.95	90.864	844	1.00	76689					
	3010 HEATPUMP							844							
	3002 VINYL			5.08-			5.080-	844		4287-					
B	81 PORCH	60	1.00	31.91	.8101		25.850	60	1.00	1551					
C	30 OFC-AVG	630	1.00	103.66	.9227	.95	90.864	630	1.00	57244					
	3010 HEATPUMP							630							
	3002 VINYL			5.08-			5.080-	630		3200-					
			HSF:	1474.00		%COMP: 100		RPCN:		127995 .81		104571 - .75- .25=			18627
			MKT	95.00		STRUCTURE VALUE:		70.94		OGRCN/HSF		12.63			FMV/HSF 18627

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	76723	76723	100%	WD		348740LV/AC
OTHERFEAT	2500	2500	100%	01032022		
STRUCTURE	18627	18627	100%	1941-796		TV/HSF
TOTAL	97850	97850	100%	150000	0065%	SP/HSF

APPRAISED-VALUE: 97850