

+OWNERSHIP 1009821  
RUSHURE LLC

2024 1/04/2024

PROPERTY DESCRIPTION  
411 W VERNON AVENUE  
411 W VERNON AV

TAX SUBDIVISIONS  
KINSTON  
COUNTY/CITY OF KINSTON

MAP NUMBER  
452509157939  
RECORD NUMBER: 11416  
ROUTE 9235000  
LISTER: LNLEGLISH 5012023  
REVIEW:

P O BOX 4160  
EMERALD ISLE NC 28594  
DEED: 1865 536

+-----96-----+-----14-----16-----+  
:  
2 2 2  
2 2 6  
:  
+A-----96-----+B14-----16-----+

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
IRRSHAPE			B1	.480	0348

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	70 FF	150F 140D	1600	1.00	.97	1.00	232800

LAND VALUE: 232800

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%	-COND%=	OFB-VALU
60	59CPAVING-A	17000*	1	3.00		17000	1.00	.50	25500

OTHER VALUE: 25500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	NONE	METAL	1.00STHT	
SLAB	BRICK	NONE		12'WALL	
				BDRM	

COMM - IMP C AYB 1984 EYB  
DIMENSIONS: A-DR96DU22DL96DD22 B-MR96MD1DR14DU26DL14DD26 C-MD1MR96MR14DU26DR16DD26DL16

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-	CND%=	FMV
A	39 CARWSH W	2112	1.00	61.88	.8038	1.00	49.739	2112	1.00	105048					
	3901 NONE							2112							
	3903 BRICK							2112							
B	78 UTILITYB	364	1.00	28.50	1.0000		28.500	364	1.00	10374					
C	40 CARWSH A	416	1.00	80.30	.8039	1.00	64.553	416	1.00	26854					
	4001 NONE							416							
	4003 BRICK							416							
			HSF:	2528.00	%COMP: 100			RPCN:		142276	1.00	142276	-.50-	=	67581
			MKT	95.00	STRUCTURE VALUE:			56.28	OGRCN/HSF	26.73	FMV/HSF				67581

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	232800	232800	100%	WD		485000LV/AC
OTHERFEAT	25500	25500	100%	09122019		
STRUCTURE	67581	67581	100%	1865-536		TV/HSF
TOTAL	325881	325881	100%	451000	0072%	SP/HSF
						APPRAISED-VALUE: 325881