

+OWNERSHIP 1009821
RUSHURE LLC

2024 1/04/2024

PROPERTY DESCRIPTION
1298 W VERNON AVENUE
IRREGULAR LOT
MINUS 40PCT SHAPE

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
451512863196
RECORD NUMBER: 11417
ROUTE 12200000
LISTER: LNLEGLISH 5012023
REVIEW:

1298 W VERNON AV

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

+-----64-----+14+-----48-----+---32---+10+
2 0 2 2 : :
0A-----64-----+B140C-----48-----8 2 2
: 8 8
+D--32---+E10

TOPO STREET UTILITY ZONING .720 ACRES NBHD
B1 0995

NOTES:01 SPARKLING CLEAN CARWASH

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	11JLAND	.72AC	200000	1.00	1.00	.60	120000 86400

LAND VALUE: 86400

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	59CPAVING-A	12000*	1	3.00		12000	1.00	.42	20880
61	58CPAVING	3000*	1	1.70		3000	1.00	.42	2958
62	12CCANSRVS	400*	1	21.75		400	1.00	.42	5046
	*								
	*								
	*								
	*								

OTHER VALUE: 28884

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

COMM - IMP C AYB 1980 EYB 1995

DIMENSIONS: A-DR64DU20DL64DD20 B-MR64DR14DU20DL14DD20 C-MR64MR14DR48DU20DL48DD20 D-MR78MR48MD8DR32DU28DL32DD28 E-MD

8MR126MR32DR10DU28DL10DD28

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	39 CARWSH W	1280	1.00	61.88	.7768	1.00	48.068	1280	1.00	61527					
	3901 NONE							1280							
	3903 BRICK							1280							
B	78 UTILITYB	280	1.00	28.50	1.0000		28.500	280	1.00	7980					
C	39 CARWSH W	960	1.00	61.88	.7768		48.068	960	1.00	46145					
	3901 NONE							960							
	3903 BRICK							960							
D	40 CARWSH A	896	1.00	80.30	.7769		62.385	896	1.00	55896					
	4001 NONE							896							
	4003 BRICK							896							
E	30 OFC-AVG	280	1.00	103.66	.8049		83.435	280	1.00	23361					
	3001 NONE			9.95-			9.950-	280		2786-					
	3003 BRICK							280							
			HSF:	3416.00		%COMP: 100		RPCN:		192123 1.00		192123 - .35-	=	124880	
						STRUCTURE VALUE:		56.24		OGRCN/HSF		36.55		FMV/HSF	124880

