

+OWNERSHIP 1001980
50 FAIRVIEW LLC

2024 1/04/2024

PROPERTY DESCRIPTION
1900 W VERNON AVENUE
FIRST SOUTH BANK

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
451511568270
RECORD NUMBER: 12190
ROUTE 11015000
LISTER: LNLGLISH 5012023
REVIEW:

CARD NO
1

306 MIDENHALL WAY
CARY NC 27513
DEED: 1794 109

1900 W VERNON AV

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+---14--+
  1      0
 20     2+
  1      1
  7      7
  :      E
+-----86-----+
:
:
:
:
3
4
4
:
:
:
52+ +---20---7
  1 1 C-----25---+ +---15-6
  1 B +-----102
+8A3 9
+-----45-----+

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TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			B1 RA5		0348
NOTES:					
#	LAND CLASS	SIZE	*RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	7S FF	200F 279D	2000	1.00 1.15 .75	1725 345000
LAND VALUE:					345000
#	OTHER FEAT	SIZE	BASERATE*SIZ%=	ADJRATE*	UNITS *OGR%-COND%=OFB-VALU
60	93CSITEIMPR	1* 1			1 1.00 .01 25000
OTHER VALUE:					25000
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	HEATPUMP	TAR&GRAV	1.00STHT	
SLAB	BRICK	HEATPUMP		14'WALL	
				BDRM	

COMM - IMP B AYB 1977 EYB 2000
DIMENSIONS: A-DL8DU11DL2DU2DL5DU34DR86DD24DL4DD11DR4DD6DL15DD2DL10DD7DL1DU9DL25DU7DL20DD13 B-DU13DR10DD7DR
35DD9DL45DU3 C-MU13MR10DD7DR10DU7DL10 D-MU13MR10MR10MD7MR25MD9MR1MU7MR10MU2MR15MU6DL4DU11DR4DD11 E-MU
12MR71MU35ML43DU17DL2DU10DL14DD10DL2DD17DR18

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV	
A	30 OFC-AVG	3374	1.00	103.66	.7676	1.05	83.547	3374 1.00	281887					
	3010 HEATPUMP							3374						
	3003 BRICK							3374						
A	38 BANK	3374	1.00	107.12	.9028	1.05	101.542	3374 1.00	342602					
	3810 HEATPUMP							3374						
	3803 BRICK							3374						
B	94 CANOPY-B	475	1.00	25.00	1.0000		25.000	475 1.00	11875					
C	82 PORCH-EN	70	1.00	66.03	.6651		43.916	70 1.00	3074					
D	81 PORCH	44	1.00	31.91	.8101		25.850	44 1.00	1137					
E	94 CANOPY-B	446	1.00	25.00	1.0000		25.000	446 1.00	11150					
HSF: 6748.00 %COMP: 100										RPCN: 651725 1.25		814656 - .23- =		595921
MKT 95.00										STRUCTURE VALUE: 120.72		OGRCN/HSF 88.31 FMV/HSF		595921

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	345000	345000	100%	WD		965921
OTHERFEAT	25000	25000	100%	01312017		LV/AC
STRUCTURE	595921	595921	100%	1794-109		TV/HSF
TOTAL	965921	965921	100%	1024000	0094%	SP/HSF
APPRaised-VALUE:						965921