

+OWNERSHIP 1006651 2024 1/04/2024
 VICK HOLDINGS COMPANY LLC

PROPERTY DESCRIPTION
 104 W PEYTON AVENUE
 IDEAL CLEANERS

TAX SUBDIVISIONS
 KINSTON
 CNTY/CTY KINSTON/MUNI SVC

MAP NUMBER 452555343229
 CARD NO 1
 RECORD NUMBER: 12203
 ROUTE 55046000
 LISTER: LNLEGLISH 5012023
 REVIEW:

2600 HERRITAGE ST
 KINSTON NC 28501
 DEED: 1834 121

104 W PEYTON AV

+---31---+
 : :
 3 3
 6 6
 : :
 : C
 +---32---+
 : :
 : :
 : :
 +13+ :
 : 6 6
 : 8 8
 4 : :
 4 : :
 : :
 : A :
 13B+---32---+

TOPO STREET UTILITY ZONING .380 ACRES NBHD
 0331

NOTES:01 05/100ACS TO RR R/W &
 01 DISC 31X36 ADDITION 2010

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	6A FF	75F	189D	150	1.00	1.10 1.00	165 12375

LAND VALUE: 12375

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	58CPAVING	1*	1	1.70		1	1.00	.01	7500
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 7500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	SPACEHTR	RUBBER	1.00STHT	
SLAB	BRICK	SPACEHTR		12'WALL	
				BDRM	

COMM - IMP C AYB 1967 EYB 1990

DIMENSIONS: A-DU68DR32DD68DL32 B-DL13DU44DR13DD44 C-MR32MU68ML1DU36DL31DD36DR31

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	23 RETAIL S	2176	1.00	78.50	.8122	1.00	63.757	2176	1.00	138735					
	2306 SPACEHTR			4.75-			4.750-	2176		10336-					
	2303 BRICK							2176							
B	80 CANOPY	572	1.00	10.00	1.0000		10.000	572	1.00	5720					
C	17 COMM SPE	1116	1.00	50.00	1.0000	1.00	50.000	1116	1.00	55800					
	1706 SPACEHTR			1.39			1.390	1116		1551					
	1703 BRICK			5.00			5.000	1116		5580					
			HSF:	3292.00		%COMP: 100									
							STRUCTURE VALUE:								
								59.85		197050	1.00	197050	-.47-	=	104437
												31.72	FMV/HSF		104437

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	12375	12375	100%	WD		124312
OTHERFEAT	7500	7500	100%	07122018		
STRUCTURE	104437	104437	100%	1834-121		
TOTAL	124312	124312	100%	150000	0082%	

APPRaised-VALUE: 124312