OWNERSHIP 1013934 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
BROADWAY MURRELL RAY ETALS	1805 W VERNON AVE	KINSTON	451511661585	1
	RICE MONUMENTS		RECORD NUMBER: 12453	
804 ORIENTAL AVENUE		COUNTY/CITY OF KINSTON	ROUTE 11174000	
KINSTON NC 28504			LISTER: LNLENGLISH 5012023	
DEED: 1924 127	1805 W VERNON AV		REVIEW:	

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TOPO	STREET	UTILITY	ZONING	.290 ACRES	NBHD
SIZE			B1		0348
			NOTES:		

#	LAND CLASS	SIZE	*	RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	7P FF	100F 125D		1700	1.00	.92	1.00	1564	156400

LAND VALUE: 156400

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
60	22CSHOP/GAR	1* 1	10.00			1	1.00	.01	2500

OTHER VALUE: 2500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
CONCRETE SLAB	CONBLOCK	SPACEHTR	COMPSHNG	1.00STHT 8'WALL BDRM	

COMM - IMP E AYB 1955 EYB

DIMENSIONS: A-DR16DU32DL16DD32

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	30 OFC-AVG	512	1.00	103.66	1.0000	.90	93.294	512	1.00	47766				
	3006 SPACEHTR			9.19-			9.190-	512		4705-				
	3009 CONBLOCK			4.22-			4.220-	512		2160-				
			HSF:	512.00	%COMP: 100			RPCN:		40900	.76	31084	- .62- .35=	7294
			MKT	95.00	STRUCTURE VALUE:					60.71	QGRCN/HSF		14.24 FMV/HSF	7294

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	166194
LAND			156400	156400	100%	WD		539310LV/AC		
OTHERFEAT			2500	2500	100%	07262021				
STRUCTURE			7294	7294	100%	1924-127		TV/HSF		
TOTAL			166194	166194	100%	2000	8309%	SP/HSF		
									APPRAISED-VALUE:	166194