+OWNERSHIP 1020320 2024 1/04/2024 JACKSON SHEENA 2604 CHARDON COURT WINTERVILLE NC 28590 DEED: 2001 731	PROPERTY DESCRIPTION 1320 W VERNON AVENUE 1320 W VERNON AV 1320 W VERNON AV	TAX SUBDIVISIONS KINSTON COUNTY/CITY OF KINSTON	MAP NUMBER CARD NO 451512767269 1 RECORD NUMBER: 13316 ROUTE 12196000 LISTER: LNIBRASW 10032023 REVIEW:

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    +-----23-----+
    :            :
    :            :
    :            :
    :            :
+-8-+            :
:   :            :
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:   :            :
:   :            :
3   5            :
2   5            5
:   :            5
:   :            :
:   :            :
:   C            :
+-8-+            :
    :            :
    :            :
    :            :
    :    B5-+    :
    +A-9-+-52-9--+
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TOPO	STREET	UTILITY	ZONING	.080 ACRES	NBHD
SIZE			B1 NOTES:01 WILL 90 E 312		0348

#	LAND CLASS	SIZE	*	RATE	*SIZ%	*DPT%	*ADJ%		=LND-VALUE
1	7O FF	23F	151D	1600	1.00	1.00	1.00	1600	36800

LAND VALUE: 36800

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
60	59CPAVING-A	1650*	3.00			1	1.00	.01	3

OTHER VALUE: 3

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - RESIDENTIAL - STD
CONCRETE	BRICK	FWA/CAC	COMPSHNG	1.00STHT	
SLAB	BRICK	FWA/CAC		9'WALL	
				BDRM	

COMM - IMP C AYB 1950 EYB

DIMENSIONS: A-DR9DU2DR5DD2DR9DU55DL23DD55 B-MR9DU2DR5DD2DL5 C-MR9ML9MU10DU32DL8DD32DR8

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN -DEPR%-CND%=	FMV
A	12 MULTI-FA	1255	1.00	57.92	1.0000		57.920	1255	1.00	72689			
	1212 FWA/CAC			2.00			2.000	1255		2510			
	1203 BRICK			3.00			3.000	1255		3765			
A	23 RETAIL S	1255	1.00	78.50	.8315	.96	62.661	1255	1.00	78639			
	2312 FWA/CAC							1255					
	2303 BRICK							1255					
B	81 PORCH	10	1.00	31.91	1.0000		31.910	10	1.00	319			
C	77 UTILITY	256	1.00	27.50	1.0000		27.500	256	1.00	7040			

HSF: 2510.00 %COMP: 100 RPCN: 164962 1.00 164962 - .67- .30= 36201

MKT 95.00 STRUCTURE VALUE: 65.72 QGRCN/HSF 14.42 FMV/HSF 36201

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE 73004
LAND			36800	36800	100%	WD		460000LV/AC	
OTHERFEAT			3	3	100%	09292023			
STRUCTURE			36201	36201	100%	2001-731		TV/HSF	
TOTAL			73004	73004	100%	100000	0073%	SP/HSF	

APPRAISED-VALUE: 73004