

+OWNERSHIP 1020772 2024 1/04/2024  
 NOSIDAM INVESTMENTS LLC

PROPERTY DESCRIPTION  
 407 W VERNON AVE  
 TWO UNITS

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER 452509158987  
 RECORD NUMBER: 14087  
 ROUTE 9243000  
 LISTER: LNIBRASW 12142023  
 CARD NO 1

18409 CHARITY LANE  
 ACCOKEEK MD 20607

DEED: 2006 289  
 +-7-+  
 +-10--6-+14---+  
 6 C 6  
 +5--+ +---14---+  
 : :  
 1 1  
 5 5  
 : :  
 + +1  
 : :  
 1 1  
 6 6  
 A :  
 ++-----36-----++  
 B :  
 1 1  
 2 2  
 : :  
 +-----30-----+

407 W VERNON AV

TOPO	STREET	UTILITY	ZONING	.160 ACRES	NBHD
SIZE			B1		0348

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ*	=LND-VALUE
1	70 FF	47F 150D	1600	1.00	.90	.60	864 40608

LAND VALUE: 40608

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
		*					
		*					
		*					
		*					
		*					
		*					
		*					

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - APARTMENTS
BRICK	VINYL	SPACEHTR	COMP SHNG	2.00STHT	
CONIWALL	VINYL	SPACEHTR		'WALL BDRM	

RES - IMP D AYB 1901 EYB 1946  
 DIMENSIONS: A-DU16DR1DU15DR5DU6DR10DD6DR19DD15DR1DD1DD16DL36 B-MR3DD12DR30DU12DL30 C-MR3MR13MU31DU6DR14DD6DL14  
 D-MU31MR16MU6MR3DU4DR7DD4DL7

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	11 DUPLEX/T	1146	2.00	64.02	.7993		51.171	2292	.95	111418				
	1106 SPACEHTR							1146						
	1102 VINYL			1.00			1.000	1146		1146				
B	81 PORCH	360	1.00	31.91	.6646		21.207	360	1.00	7634				
C	11 DUPLEX/T	84	1.00	64.02	.7993		51.171	84	1.00	4298				
	1106 SPACEHTR							84						
	1102 VINYL			1.00			1.000	84		84				
D	84 WOOD DEC	28	1.00	23.27	.8281		19.269	28	1.00	539				
			HSF:	2376.00		%COMP: 100		RPCN:		125119	.86	107602	-.70- .73=	8280
			MKT	95.00		STRUCTURE VALUE:		45.28	OGRCN/HSF			3.48	FMV/HSF	8280

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	40608	40608	100%	WD		48888
OTHERFEAT			%	11152023		253800LV/AC
STRUCTURE	8280	8280	100%	2006-289		TV/HSF
TOTAL	48888	48888	100%	115000	0042%	SP/HSF
						APPRaised-VALUE: 48888