

+OWNERSHIP 14784 2024 1/04/2024
 CONWAY DEVELOPMENT INC

PROPERTY DESCRIPTION
 3105 W VERNON AVENUE
 WESTVIEW MONUMENTS

TAX SUBDIVISIONS
 FALLING CREEK
 COUNTY/CITY OF KINSTON

MAP NUMBER 450512954078
 RECORD NUMBER: 1729
 ROUTE 12008000
 LISTER: LNLEGLISH 5012023
 REVIEW:

2218 DICKINSON AVE
 GREENVILLE NC 27834
 DEED: 1604 248

3105 W VERNON AV

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+-----12-----+-----24-----+
C               3
3-----14-----+
  
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TOPO STREET UTILITY ZONING .380 ACRES NBHD
 IB 0995
 NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	7A FF	100F 171D	800	1.00	1.07	.60	514 51360

LAND VALUE: 51360

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%	-COND%=	OFB-VALU
60	17CFRM-BLDG	1* 1	15.00			1	1.00	.01	1500
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 1500
 FNDATION XTRFNISH HEAT&AIR ROOFMTRL SIZE/OTY DPRT:DEPR - COMMERCIAL
 CONC-BLK VINYL GAS PACK COMPSHNG 1.00STHT
 CONIWALL 10'WALL BDRM

COMM - IMP D AYB 1961 EYB 1995
 DIMENSIONS: A-DR24DU16DL24DD16 B-DU16DL12DD16DR12 C-DD3DR14DU3DL14 D-MR24DU6DR5DD6DL5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	=ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	30 OFC-AVG	384	1.00	103.66	1.0000	.95	98.477	384	1.00	37815				
	3011 GAS PACK							384						
	3002 VINYL			5.08-			5.080-	384		1950-				
B	75 GAR FINF	192	1.00	29.97	.9398		28.165	192	1.00	5407				
C	81 PORCH	42	1.00	31.91	.8101		25.850	42	1.00	1085				
D	84 WOOD DEC	30	1.00	23.27	.8281		19.269	30	1.00	578				
		HSF:		384.00			%COMP: 100			RPCN: 42934 .86		36923 - .35- .01=		23760
							STRUCTURE VALUE:			96.15 OGRCN/HSF		61.87 FMV/HSF		23760

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	51360	51360	100%	UNK		135157LV/AC
OTHERFEAT	1500	1500	100%	06022010		
STRUCTURE	23760	23760	100%	1604 -0248		TV/HSF
TOTAL	76620	76620	100%	75000	0102%	SP/HSF
						APPRAISED-VALUE: 76620