

+OWNERSHIP 28172
 MOOVES PROPERTIES LLC
 MANDY ODOM
 815 MADISON ANN DR
 LAGRANGE NC 28551
 DEED: 1688 48

2024 1/04/2024
 C/O

PROPERTY DESCRIPTION
 3717 W VERNON AV
 MOOVES DANCE STUDIO
 3717 W VERNON AV

TAX SUBDIVISIONS
 FALLING CREEK
 COUNTY/CITY OF KINSTON

MAP NUMBER
 450504641036
 RECORD NUMBER: 2179
 ROUTE 4046000
 LISTER: LNLEGLISH 5012023
 REVIEW:

CARD NO
 1

+-----116-----+
 5 :
 8 :
 +22 :
 : :
 : :
 9 2 :
 6 1 :
 : 8 :
 : :
 +---73---+ :
 6 :
 4 :
 A :
 +---60---++ :
 B 3 :
 3 2 :
 2--C60--+ :

TOPO	STREET	UTILITY	ZONING	1.490 ACRES	NBHD
			B1		2009

NOTES:01 EXISTING IMPROVEMENTS
 01 CONTRIBUTE NO VALUE

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	4D LOT	1.00LT	325000	1.00 .90	292500

LAND VALUE: 292500

#	OTHER FEAT	SIZE	BASERATE*SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
2	58CPAVING	*	1.70		24000	1.00 .62
		*				
		*				
		*				
		*				
		*				

OTHER VALUE: 15504

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	CONBLOCK	HEATPUMP	RUBBER	1.00STHT	
CONIWALL	BRICK	HEATPUMP		14'WALL	
				BDRM	

IND - IMP D AYB 1961 EYB 1990

DIMENSIONS: A-DU64DL73DU96DR22DU58DR116DD218DL65 B-MR2DD32DR60DU32DL60 C-MR2MD32MR24DD8DR12DU8DL12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	16 COMMERCI	24136	1.00	35.00	1.0000	1.00	35.000	24136	1.00	844760			
	1610 HEATPUMP			6.14			6.140	24136		148195			
	1609 CONBLOCK			2.50-			2.500-	24136		60340-			
B	30 OFC-AVG	1920	1.00	103.66	.7313	1.00	75.806	1920	1.00	145547			
	3010 HEATPUMP							1920					
	3003 BRICK							1920					
C	81 PORCH	96	1.00	31.91	.7271		23.201	96	1.00	2227			
			HSF:	26056.00			%COMP: 100						
							STRUCTURE VALUE:						
								35.65	OGRCN/HSF				
									RPCN: 1080389 .86		929134 - .47-1.00=		
													FMV/HSF

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	292500	292500	100%	UNK		196308LV/AC
OTHERFEAT	15504	15504	100%	05012013		
STRUCTURE			%	1688 -0048		TV/HSF
TOTAL	308004	308004	100%	300000	0102%	SP/HSF

APPRAISED-VALUE: 308004