

+OWNERSHIP 1003062 2024 1/04/2024
 COOK OUT OF KINSTON INC

PROPERTY DESCRIPTION
 W VERNON AVE

TAX SUBDIVISIONS
 FALLING CREEK
 COUNTY/CITY OF KINSTON

MAP NUMBER 450503427867
 CARD NO 1
 RECORD NUMBER: 2680
 ROUTE 3045000
 LISTER: LNLEGLISH 5012023
 REVIEW:

PO BOX 698
 THOMASVILLE NC 27361
 DEED: 1809 326

4050 W VERNON AV

+---18---+---22---+
 : : :
 2 2 :
 7 7 :
 B : :
 +---18---+ :
 : : :
 3 8 :
 0 0 :
 : : :
 : : :
 + : :
 : : :
 2 : :
 3 : :
 A : :
 +-----48-----+

TOPO	STREET	UTILITY	ZONING	1.410 ACRES		NBHD
			B1			2009
NOTES:01 NEW FAST FOOD RESTURANT 01 100% COMPLETE FOR 2019						
#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ% =LND-VALUE
1	11LLAND	1.41AC	250000	1.00	1.00	1.00 250000 352500
LAND VALUE: 352500						
#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS *OGR%-COND%=OFB-VALU
2	59BPAVING-A	*	3.00			570 1.25 2137
3	58CPAVING	*	1.70			34156 1.00 58060
OTHER VALUE: 60197						
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL	
SLAB	BR+STONE	HEATPUMP	RUBBER	1.00STHT 20'WALL BDRM		

COMM - IMP A+10 AYB 2017 EYB
 DIMENSIONS: A-DU23DR2DU30DR24DU27DR22DD80DL48 B-MU53MR8DU27DR18DD27DL18

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	36 FASTFOOD	3078	1.00	177.42	.7971	1.00	141.421	3078		435293				
	3610 HEATPUMP							3078						
	3613 BR+STONE							3078						
B	59 COLD STO	486	1.00	204.03	.3237		66.044	486		32097				
											HSF:	3564.00	%COMP: 100	
											RPCN:	467390	1.49	699215 - - = 699215
											STRUCTURE VALUE:	196.18	OGRCN/HSF	196.18 FMV/HSF 699215

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	352500	352500	100%	WD		250000LV/AC
OTHERFEAT	60197	60197	100%	08112017		
STRUCTURE	699215	699215	100%	1809-326		TV/HSF
TOTAL	1111912	1111912	100%	725000	0153%	SP/HSF
						APPRAISED-VALUE: 1111912