



+OWNERSHIP 1015883  
 ANCHOR PROPERTIES OF  
 RALEIGH LLC  
 503 WRENNSTONE CT  
 APEX NC 27539  
 DEED: 1950 756

2024 1/04/2024

PROPERTY DESCRIPTION  
 3802 W VERNON AV  
 3802 W VERNON AV

TAX SUBDIVISIONS  
 FALLING CREEK  
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO  
 450504537146 2  
 RECORD NUMBER: 29101  
 ROUTE 4057000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

3802 W VERNON AV

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:       +-----23-----+
5               5       :
2               2       :
:               :
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:               :
A               B       :
+-----29-----+-----23-----+
  
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TOPO	STREET	UTILITY	ZONING			3.580	ACRES	NBHD
100YR-FZ FLOODWAY	PRIVATE		B1	NOTES:				0995
#	LAND CLASS		SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
LAND VALUE:								147000
#	OTHER FEAT		SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
			*					
			*					
			*					
			*					
			*					
			*					
OTHER VALUE:								2500
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - INDUSTRIAL/WHS			
CONCRETE SLAB	GALV-TIN	NONE	METAL	1.00STHT 16'WALL BDRM				

COMM - IMP E AYB 1960 EYB  
 DIMENSIONS: A-DU52DR29DD52DL29 B-MR29DU29DR23DD29DL23

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	43 SHOP/STO	1508	1.00	30.00	.7499	1.06	23.846	1508	1.00	35959				
	4301 NONE			2.00-			2.000-	1508		3016-				
	4316 GALV-TIN			10.00	1.0000		10.000	667	1.00	6670				
B	80 CANOPY	667	1.00	10.00	1.0000		10.000	667	1.00	6670				
			HSF:	1508.00		%COMP: 100		667		39613	.76	30105 -	.66- .40=	6142
						STRUCTURE VALUE:				19.96	QGRCN/HSF	4.07	FMV/HSF	6142

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE	
LAND	147000	147000	100%	WD		41061LV/AC	227194
OTHERFEAT	2500	2500	100%	03292022			
STRUCTURE	77694	77694	100%	1950-756		TV/HSF SP/HSF	
TOTAL	227194	227194	100%	170000	0133%	APPRAISED-VALUE:	227194