

+OWNERSHIP 37501 2024 1/04/2024
 WALTER POOLE REALTY INC

PROPERTY DESCRIPTION
 BERKLEY AV LT17B/PT LT18
 4125 BERKLEY AV

TAX SUBDIVISIONS
 FALLING CREEK
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 450503422097 1
 RECORD NUMBER: 31232
 ROUTE 3039040
 LISTER: LNLEGLISH 5012023
 REVIEW:

4114 BERKLEY AV
 KINSTON NC 28504
 DEED: 1894 450

4125 BERKLEY AV

+---65---+
 : :
 : :
 : :
 : :
 : 1
 : 5
 1 5
 8 712
 5 E21
 7-43--+ :
 +-38-C: :
 : D: :
 : : :
 6 6: +-38-+ :
 4 4A B 2 :
 : :+-272--38-8 :
 +-38-+ :

TOPO	STREET	UTILITY	ZONING	1.100 ACRES	NBHD
100YR-FZ					0995

NOTES:01 ADD 19/100 AC FROM RN 312
 01 FOR 2014

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	75000	=LND-VALUE
1	10XLAND	1.10AC	100000	1.00	1.00	.75		82500

LAND VALUE: 82500

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	58CPAVING	90* 50	1.70			4500	1.00	.16	6426
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 6426

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - INDUSTRIAL/WHS
CONCRETE	METALPRE	NONE	METAL	1.00STHT	
SLAB	METALPRE	NONE		'WALL BDRM	

IND - IMP C AYB 2011 EYB 2015
 DIMENSIONS: A-DU185DR65DD157DL38DD28DL27 B-MR27DU28DR38DD28DL38 C-MR27ML27MU51DL43DU17DR43DD17 D-MU51ML5DD64DL
 38DU64DR38 E-MU51ML5MR5MD51MR27MU28MR38MU52DU12DR12DD12DL12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	47 WAREHOUS	10961	1.00	28.42	.9896	1.13	31.780	10961	1.00	348340					
	4701 NONE							10961							
	4717 METALPRE							10961							
B	31 OFC LCST	1064	1.00	64.71	.7458		48.260	1064	1.00	51348					
	3101 NONE			1.29-			1.290-	1064		1372-					
	3117 METALPRE							1064							
C	90 LOAD-COV	731	1.00	16.00	1.0000		16.000	731	1.00	11696					
D	91 LOAD RMP	2432	1.00	5.00	1.0000		5.000	2432	1.00	12160					
E	82 PORCH-EN	144	1.00	66.03	.5209		34.395	144	1.00	4952					
			HSF:	12025.00			%COMP: 100			RPCN: 427124 1.00		427124 - .02- .10=			376724
							STRUCTURE VALUE:	35.51		OGRCN/HSF		31.32	FMV/HSF		376724

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	82500	82500	100%	WD		75000LV/AC
OTHERFEAT	6426	6426	100%	09282020		
STRUCTURE	376724	376724	100%	1894-450		TV/HSF
TOTAL	465650	465650	100%	470000	0099%	SP/HSF

APPRAISED-VALUE: 465650