OWNERSHIP 29068 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
NRM ELM STREET LLC	W VERNON AV LOT 2A	FALLING CREEK	450503421852	1
	US CELLULAR		RECORD NUMBER: 34593	
7603 STRAWBERRY RD		COUNTY/CITY OF KINSTON	ROUTE 3044030	
SUMMERFIELD NC 27358			LISTER: LNLENGLISH 5012023	
DEED: 1751 466	4140 W VERNON AV		REVIEW:	

```
+-----------53-----------+
:                        :
:                        :
:                        :
:                        :
:                        :
:                        :
:                        :
6                        6
2                        2
:                        :
:                        :
:                        :
:                        :
:                        :
:                        :
:                        :
A
+-----------53-----------+
```

TOPO	STREET	UTILITY	ZONING	.920 ACRES	NBHD
					2009

NOTES:01 COMMERCIAL BLD COMPLETE F
01 2016

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%		=LND-VALUE
1	11TLAND	.92AC	450000	1.00	1.00	1.33	598500	550620

LAND VALUE: 550620

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
60	58BPAVING	100* 175	1.70			17500	1.25	.01	36816

OTHER VALUE: 36816

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
CONCRETE SLAB	SANDWICH BRICK	COMMHVAC	RUBBER	1.00STHT 16'WALL BDRM	

COMM - IMP B AYB 2014 EYB
DIMENSIONS: A-DU62DR53DD62DL53

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	23 RETAIL S	3286	1.00	78.50	.8134	1.08	68.959	3286	1.00	226599				
	2314 COMMHVAC							3286						
	2321 SANDWICH							3286						
			HSF:	3286.00		%COMP: 100		RPCN:		226599	1.25	283248	- .03- =	274751

STRUCTURE VALUE: 86.19 QGRCN/HSF 83.61 FMV/HSF 274751

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	862187
LAND			550620	550620	100%	UNK		598500LV/AC		
OTHERFEAT			36816	36816	100%	07212015				
STRUCTURE			274751	274751	100%	1751 -0466		TV/HSF		
TOTAL			862187	862187	100%	1885000	0045%	SP/HSF		
									APPRAISED-VALUE:	862187