OWNERSHIP 1011823 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
ADVENTURELAND PROPERTIES LLC	2208 HAWTHORNE AVE	KINSTON	452615633672	1
	2208 HAWTHORNE AV		RECORD NUMBER: 5015	
1805 EMERSON RD		COUNTY/CITY OF KINSTON	ROUTE 15234000	
KINSTON NC 28504			LISTER: LNLENGLISH 5012023	
DEED: 1889 837	2208 HAWTHORNE AV		REVIEW:	

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                        +-4+-6--+
                        6  C    6
                        :  D    :
+---------------39--------+--+----+
:                                 :
:                                 :
:                                 :
:                                 :
:                                 :
2                                 2
5                                 5
:                                 :
:                                 :
:                                 :
:                                 :
:                                 :
A                                 :
+----------------39+------+-------+
                  B      4
                  4--7---+
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TOPO	STREET	UTILITY	ZONING	.250 ACRES	NBHD
			RA6		0202
			NOTES:		

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1L LOT	1.00LT	5000		1.00	1.00	5000

LAND VALUE: 5000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
		*							
		*							
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - RESIDENTIAL - STD
CONC-BLK	ASBESTOS	SPACEHTR	COMPSHNG	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP D AYB 1957 EYB 1957

DIMENSIONS: A-DU25DR39DD25DL39 B-MR22DD4DR7DU4DL7 C-MR22MR17MU25ML6DU6DL4DD6DR4 D-MU25MR33DU6DR6DD6DL6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*%STY=	COST	QG%	QG RCN -DEPR%-CND%=	FMV
A	01 SINGLE F	975	1.00	79.84	.9125		72.854	975	1.00	71032		
	0106 SPACEHTR							975				
	0115 ASBESTOS			1.00-			1.000-	975		975-		
	1.00 FULL BTH			3000.00			3000.000			3000		
B	83 STOOP	28	1.00	14.32	.7695		11.019	28	1.00	308		
C	81 PORCH	24	1.00	31.91	.8101		25.850	24	1.00	620		
D	77 UTILITY	36	1.00	27.50	1.0000		27.500	36	1.00	990		

HSF: 975.00 %COMP: 100 RPCN: 74975 .86 64478 - .60- = 16120

MKT 62.50 STRUCTURE VALUE: 66.13 QGRCN/HSF 16.53 FMV/HSF 16120

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE 21120
LAND			5000	5000	100%	UNK		20000LV/AC	
OTHERFEAT					%	07232013			
STRUCTURE			16120	16120	100%	1695 -0679		TV/HSF	
TOTAL			21120	21120	100%		0000%	SP/HSF	

APPRAISED-VALUE: 21120