

+OWNERSHIP 1011270 2024 1/04/2024
 VISTAS DE LA PERLA LLC C/O
 CAROLS LEASING CORPORATION
 PO BOX 6969
 SYRACUSE NY 13217
 DEED: 1881 668

PROPERTY DESCRIPTION
 2015 W VERNON AV
 BURGER KING
 2015 W VERNON AV

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 451510468371 1
 RECORD NUMBER: 7424
 ROUTE 10012000
 LISTER: LNLEGLISH 5012023
 REVIEW:

+-----44-----+
 : 2
 : 6
 :
 : +3
 5 1
 3 7
 :
 : B8+3+
 : +88
 4+ :
 :
 : 4
 3 9
 9 :
 :
 :
 +---30---A+

TOPO	STREET	UTILITY	ZONING	.730 ACRES		NBHD	
			SC			0348	
NOTES:							
#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	7S FF	175F	180D	2000	1.00	1.08	.75 1620 283500
LAND VALUE: 283500							
#	OTHER FEAT	SIZE	BASERATE	*SIZ*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
60	18CBRK-BLDG	1* 1	17.50			1	1.00 .01 5000
61	58CPAVING	*	1.70			22750	1.00 .25 29007
OTHER VALUE: 34007							
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL		
CONCRETE	BRICK	COMMHVAC	LAMSHNGL	1.00STHT			
SLAB	BRICK	COMMHVAC		'WALL BDRM			

COMM - IMP A AYB 1988 EYB 2008
 DIMENSIONS: A-DL30DU39DL4DU53DR44DD26DR3DD17DL13DD49 B-MU41DU8DR8DD8DL8

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	36 FASTFOOD	3453	1.00	177.42	.7983		141.634	3453	1.00	489062				
	3614 COMMHVAC							3453						
	3603 BRICK							3453						
B	36 FASTFOOD	64	1.00	177.42	.7983		141.634	64	1.00	9064				
	3614 COMMHVAC							64						
	3603 BRICK							64						
HSF: 3517.00 %COMP: 100											RPCN: 498126 1.36	677451 - .10-	=	579220
MKT 95.00											STRUCTURE VALUE: 192.62	OGRCN/HSF	164.69 FMV/HSF	579220

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	283500	283500	100%	SW		388356LV/AC
OTHERFEAT	34007	34007	100%	04242020		
STRUCTURE	579220	579220	100%	1881-668	TV/HSF	
TOTAL	896727	896727	100%	1000000	0089%	SP/HSF
						APPRAISED-VALUE: 896727