OWNERSHIP 1019142 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
ARIA CAPITAL LLC	811 THRU 825 HARDEE RD	KINSTON	451511569944	1
	SEVEN UNITS		RECORD NUMBER: 7627	
1314 W VERNON AVE	RIDDLE & BRANTLEY	COUNTY/CITY OF KINSTON	ROUTE 11170000	
KINSTON NC NC 28504			LISTER: LNIBRASW 4282023	
DEED: 1986 574	811 THRU 825 HARDEE RD		REVIEW:	

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+-------------------1B87--------------------+
:                                           :
:                                           :
:                                           :
6                                           6
5                                           0
:                                           :
:                                           :
:                 48+      48+       48+    :
:   37+         517-+ 4--28--+ 4--31---+ 417-+
+A19+ 3----44----+
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TOPO	STREET	UTILITY	ZONING	.680 ACRES	NBHD
			B1		0995
			NOTES:01 SALE INCLUDES 7626 & 7628		
			01 PARTICALLY VACANT 12/16		

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%		=LND-VALUE
1	11JLAND	.68AC	200000	1.00	1.00	1.00	200000	136000

LAND VALUE: 136000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%=	OFB-VALU
60	58CPAVING	17500* 1	1.70			17500	1.00	.52	14280

OTHER VALUE: 14280

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
CONCRETE SLAB	BRICK	FWA/CAC	TAR&GRAV RUBBER	1.00STHT 10'WALL BDRM	

COMM - IMP C AYB 1977 EYB

DIMENSIONS: A-DR19DU3DR7DD3DR44DU5DR17DU4DR8DD4DR28DU4DR8DD4DR31DU4DR8DD4DR17DU60DL187DD65 B-MU65MR90DU6DR 9DD6DL9

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	30 OFC-AVG	11453	1.00	103.66	.7464	.95	73.502	11453	1.00	841818				
	3012 FWA/CAC							11453						
	3003 BRICK							11453						
B	78 UTILITYB	54	1.00	28.50	1.0000		28.500	54	1.00	1539				
			HSF:	11453.00		%COMP: 100			RPCN:	843357	1.00	843357	- .50- .20=	337344

STRUCTURE VALUE: 73.63 QGRCN/HSF 29.45 FMV/HSF 337344

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	487624
LAND			136000	136000	100%	UNK		200000LV/AC		
OTHERFEAT			14280	14280	100%	03172014				
STRUCTURE			337344	337344	100%	1714 -0760		TV/HSF		
TOTAL			487624	487624	100%	450000	0108%	SP/HSF		
									APPRAISED-VALUE:	487624