

+OWNERSHIP 1020536 2024 5/20/2024  
 NORTENO PROPERTIES LLC

PROPERTY DESCRIPTION  
 1701 W VERNON AVE  
 EL NORTENO REST

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER 451511665696  
 RECORD NUMBER: 7735  
 ROUTE 11213000  
 LISTER: LNLHOLLO 5152024  
 REVIEW:

932 ORIENT ST  
 DURHAM NC 27701  
 DEED: 1973 380

1701 W VERNON AV

+--15+  
 6+----42---E  
 :: :  
 :: 2  
 44 8  
 88 30  
 :: +1  
 :C :  
 +6 :  
 2 :  
 1 5  
 +5- 6  
 6+ :  
 22 :  
 44 1  
 :B 1  
 +3AD---43--+  
 +----43---1

TOPO STREET UTILITY ZONING .800 ACRES NBHD  
 B1 0995

NOTES:01 RENOVATIONS FOR 1998

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	70 FF	162F 319D	1600		1.17	1.05	318427
2	70 FF	80F 127D	1600		.93	.30	35712

LAND VALUE: 354139

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	56CPARKLOT	1* 1				1	1.00	.01	10000
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 10000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	COMMHVAC	TAR&GRAV	1.00STHT	
SLAB	GLASS	COMMHVAC		10'WALL	
	GLASS	COMMHVAC		BDRM	

COMM - IMP D AYB 1977 EYB  
 DIMENSIONS: A-DR42DU11DR2DU56DR1DU10DL3DU28DL42DD55DL5DD21DR5DD29 B-DU24DL6DD24DR6 C-MU53DU48DL6DD48DR6 D-MU  
 53MD53DR43DD13DL43DU13 E-MR43MU11MR2MU56MR1MU10ML3MU28DU10DL15DD10DR15

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*-CND%*	FMV
A	35 RESTAURA	4657	1.00	119.82	.7501	.96	86.280	4657	1.00	401805				
	3514 COMMHVAC							4657						
	3503 BRICK							4657						
B	35 RESTAURA	144	1.00	119.82	.7501	.96	86.280	144	1.00	12424				
	3514 COMMHVAC							144						
	3519 GLASS							144						
C	35 RESTAURA	288	1.00	119.82	.7501	.96	86.280	288	1.00	24848				
	3514 COMMHVAC							288						
	3519 GLASS							288						
D	35 RESTAURA	559	1.00	119.82	.7501	.96	86.280	559	1.00	48230				
	3514 COMMHVAC							559						
	3501 FRAME			5.66-			5.660-	559		3163-				
E	77 UTILITY	150	1.00	27.50	1.0000		27.500	150	1.00	4125				
			HSF:	5648.00			%COMP: 100			488268	.86	419910	-.50-.50=	104978
										74.34	OGRCN/HSF	18.58	FMV/HSF	104978

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	354139	354139	100%			442673LV/AC
OTHERFEAT	10000	10000	100%	00000000		
STRUCTURE	104978	104978	100%	-		TV/HSF
TOTAL	469117	469117	100%		0000%	SP/HSF

APPRAISED-VALUE: 469117