OWNERSHIP 1011300 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
ALI WALED SAMIR MOHAMED	723/725/727 E WASHINGTON	KINSTON	452515743821	1
	725/727 E WASHINGTON AV		RECORD NUMBER: 7811	
2205 STANTON RD		COUNTY/CITY OF KINSTON	ROUTE 15650000	
KINSTON NC 28504			LISTER: LNLENGLISH 5012023	
DEED: 1882 256	725/727 E WASHINGTON AV		REVIEW:	

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TOPO	STREET	UTILITY	ZONING	.110 ACRES	NBHD
100YR-FZ			B1		0205
			NOTES:		

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	1H LOT	1.00LT	3000		1.00	.90	2700

LAND VALUE: 2700

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
CONCRETE SLAB	BRICK	SPACEHTR	TAR&GRAV	1.00STHT 12'WALL BDRM	

COMM - IMP C AYB 1901 EYB 1932

DIMENSIONS: A-DR29DU50DL29DD50

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	16 COMMERCI	1450	1.00	35.00	1.0000	1.02	35.700	1450	1.00	51765				
	1606 SPACEHTR			1.39			1.390	1450		2015				
	1603 BRICK							1450						

HSF: 1450.00 %COMP: 100 RPCN: 53780 1.00 53780 - .85- = 6816

MKT 84.50 STRUCTURE VALUE: 37.08 QGRCN/HSF 4.70 FMV/HSF 6816

OWNERSHIP 1011300 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
ALI WALED SAMIR MOHAMED	723/725/727 E WASHINGTON	KINSTON	452515743821	2
	725/727 E WASHINGTON AV		RECORD NUMBER: 7811	
2205 STANTON RD		COUNTY/CITY OF KINSTON	ROUTE 15650000	
KINSTON NC 28504			LISTER: LNLENGLISH 5012023	
DEED: 1882 256	723 E WASHINGTON AV		REVIEW:	

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TOPO	STREET	UTILITY	ZONING	.110 ACRES	NBHD
100YR-FZ			B1		0205
			NOTES:		

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE

LAND VALUE: 2700

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	SPACEHTR	TAR&GRAV	1.00STHT	
SLAB				12'WALL	
				BDRM	

COMM - IMP D AYB 1901 EYB 1932

DIMENSIONS: A-DR20DU50DL20DD50

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	35 RESTAURA	1000	1.00	119.82	1.0000	1.00	119.820	1000	1.00	119820				
	3506 SPACEHTR			8.50-			8.500-	1000		8500-				
	3503 BRICK							1000						

HSF: 1000.00 %COMP: 100 RPCN: 111320 .86 95735 - .85- = 12135

MKT 84.50 STRUCTURE VALUE: 95.73 QGRCN/HSF 12.13 FMV/HSF 12135

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	21651
LAND			2700	2700	100%	QC		24545LV/AC		
OTHERFEAT					%	05012020				
STRUCTURE			18951	18951	100%	1882-256		TV/HSF		
TOTAL			21651	21651	100%	25000	0086%	SP/HSF		
									APPRAISED-VALUE:	21651