OWNERSHIP 1015381 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
DIXON REAL ESTATE INVESTMENT	1604 W WASHINGTON AVENUE	KINSTON	451511751622	1
	1604 W WASHINGTON AV		RECORD NUMBER: 10213	
308 PINE SHOAL DR		COUNTY/CITY OF KINSTON	ROUTE 11106000	
SNOW HILL NC 28580			LISTER: LNLENGLISH 5012023	
DEED: 1941 757	1604 W WASHINGTON AV		REVIEW:	

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   +----------28----------+
   :                      :
   :                      :
   :                      :
   :                      :
   :                      :
   :                      :
   3                      3
+4-1                      3
:  :                      :
7  :                      :
+4B+                      :
   :                      :
   :                      :
   A                      :
   +----11---2            :
            ++---+-17-----+
             C   3
             3-5-+
```

TOPO	STREET	UTILITY	ZONING	.170 ACRES	NBHD
			RA5		0303
			NOTES:		

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1R LOT	1.00LT	8000		1.00	1.00	8000

LAND VALUE: 8000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
60	01CDETGAR-F	1* 1	19.11			1	1.00	.01	3000

OTHER VALUE: 3000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	HEATPUMP	COMPSHNG	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP D AYB 1947 EYB 1967

DIMENSIONS: A-DU31DR28DD33DL17DU2DL11 B-MU8DL4DU7DR4DD7 C-MU8MD8MR11MD2MR1DD3DR5DU3DL5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*%STY=	COST	QG%	QG RCN -DEPR%-CND%=	FMV
A	01 SINGLE F	902	1.00	79.84	.9310		74.331	902	1.00	67046		
	0110 HEATPUMP			2.00			2.000	902		1804		
	0102 VINYL							902				
	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	83 STOOP	15	1.00	14.32	1.0000		14.320	15	1.00	214		

HSF: 902.00 %COMP: 100 RPCN: 72372 .86 62239 - .50- = 17116

MKT 55.00 STRUCTURE VALUE: 69.00 QGRCN/HSF 18.97 FMV/HSF 17116

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	28116
LAND			8000	8000	100%	WD		47058LV/AC		
OTHERFEAT			3000	3000	100%	08132019				
STRUCTURE			17116	17116	100%	1863-330		TV/HSF		
TOTAL			28116	28116	100%	477000	0005%	SP/HSF		
									APPRAISED-VALUE:	28116