

+OWNERSHIP 1015381 2024 1/04/2024
 DIXON REAL ESTATE INVESTMENT

PROPERTY DESCRIPTION
 1408 POLLOCK ST
 FRPL/NOT FUNCTIONAL

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452505185732 1
 RECORD NUMBER: 11422
 ROUTE 5361000
 LISTER: LNLEGLISH 5012023
 REVIEW:

308 PINE SHOAL DR
 SNOW HILL NC 28580
 DEED: 1941 757

1408 POLLOCK ST

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+-6+-7-+-9-+-
B 7 7C 5
+-6-+ +-----+23-----+
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+-4+
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1
2
A
+-----+--32+-----+
D 4
4-6-+-
  
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TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA6	.210	0225

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	1V LOT	1.00LT	10000		1.00	1.00	10000

LAND VALUE: 10000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	21CBLDGS-NV	1*	1			1	1.00	.01	

OTHER VALUE:

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

RES - IMP D AYB 1951 EYB 1967
 DIMENSIONS: A-DU12DL4DU20DR6DU7DR7DD7DR23DD32DL32 B-ML4MU32DU7DR6DD7DL6 C-MU32ML4MR14DU5DR9DD5DL9 D-MU32MR10ML
 1MU7ML7MD7ML6MD20MR4MD12MR12DD4DR6DU4DL6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%	-CND% =	FMV
A	01 SINGLE F	1153	1.00	79.84	.8834		70.530	1153	1.00	81321					
	0111 GAS-PACK			2.00			2.000	1153		2306					
	0102 VINYL							1153							
	1.00 FULL BTH			3000.00			3000.000			3000					
	1.00 HALF BTH			1800.00			1800.000			1800					
B	86 SHELTER-	42	1.00	7.50	1.0000		7.500	42	1.00	315					
C	77 UTILITY	45	1.00	27.50	1.0000		27.500	45	1.00	1237					
D	81 PORCH	24	1.00	31.91	.8101		25.850	24	1.00	620					
			HSF:	1153.00			%COMP: 100		RPCN:	90599	.86	77915	-.50-	=	26296
			MKT	67.50			STRUCTURE VALUE:		67.57	OGRCN/HSF		22.80	FMV/HSF		26296

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	10000	10000	100%			47619LV/AC
OTHERFEAT				00000000		
STRUCTURE	26296	26296	100%	-		TV/HSF
TOTAL	36296	36296	100%		0000%	SP/HSF

APPRAISED-VALUE: 36296