

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

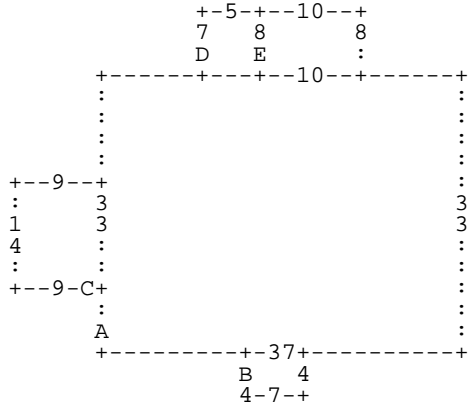
PROPERTY DESCRIPTION
 409 EDGEHILL AVENUE
 R375PM/2001

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER 452507582174
 CARD NO 1
 RECORD NUMBER: 12275
 ROUTE 7043000
 LISTER: LNLEGLISH 5012023
 REVIEW:

308 PINE SHOAL DR
 SNOW HILL NC 28580
 DEED: 1941 781

409 EDGEHILL AV



TOPO	STREET	UTILITY	ZONING	.230 ACRES	NBHD
FLOODZONE			RA6		0204

NOTES:01 GAS PACK FOR 2000

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	1Q LOT	1.00LT	7500	1.00 1.00	7500

LAND VALUE: 7500

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

OTHER VALUE:

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

RES - IMP C AYB 1949 EYB 1967
 DIMENSIONS: A-DU33DR37DD33DL37 B-MR14DD4DR7DU4DL7 C-MR14ML14MU7DL9DU14DR9DD14 D-MU7MR11MU26DU7DR5DD7DL5 E-MU
 33MR11MR5DU8DR10DD8DL10

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	%STY =	COST	OG%	OG RCN	-DEPR% -CND% =	FMV
A	01 SINGLE F	1221	1.00	79.84	.8714		69.572	1221	1.00	84947				
	0111 GAS-PACK			2.00			2.000	1221		2442				
	0103 BRICK			3.00			3.000	1221		3663				
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	28	1.00	31.91	.8101		25.850	28	1.00	723				
C	81 PORCH	126	1.00	31.91	.6921		22.084	126	1.00	2782				
D	88 CONCRETE	35	1.00	4.25	.9949		4.228	35	1.00	147				
E	01 SINGLE F	80	1.00	79.84	.8714		69.572	80	1.00	5565				
	0111 GAS-PACK			2.00			2.000	80		160				
	0103 BRICK			3.00			3.000	80		240				
				HSF: 1301.00			%COMP: 100			RPCN: 103669	1.00	103669	-.50-.04=	32345
				MKT 65.00			STRUCTURE VALUE:	79.68		OGRCN/HSF		24.86	FMV/HSF	32345

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	7500	7500	100%			32608LV/AC
OTHERFEAT				00000000		
STRUCTURE	32345	32345	100%	-		TV/HSF
TOTAL	39845	39845	100%		0000%	SP/HSF

APPRAISED-VALUE: 39845