

+OWNERSHIP 1014181 2024 1/04/2024
 ROBINSON MELISSA JONES
 DIXON ESSIE LEE
 2801 WESTBROOKE DR
 KINSTON NC 28504
 DEED: 1929 351

PROPERTY DESCRIPTION
 2801 WESTBROOKE DRIVE
 OFB1/20X20 WIRED SHOP
 OFB2/12X18 STRG BLDG
 2801 WESTBROOKE DR

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER 451612872465
 RECORD NUMBER: 12867
 ROUTE 12107000
 LISTER: LNLGLISH 5012023
 CARD NO 1
 REVIEW:

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+-----27-----+
1          :
+--15--+    2
1          1  2
2          2  D
+--15--+    +--10+-----24-----+
:          :          :
:          :          :
3          :          :
6          3          :
:          :          :
:          :          :
:          :          :
+A-----40-----+ +-----24-----1
B-----40-----+ E          1
1-----24-----+
  
```

| | | | | | |
|------|--------|---------|--------|------------|------|
| TOPO | STREET | UTILITY | ZONING | .440 ACRES | NBHD |
| | | | RA8 | | 0238 |

| # | LAND CLASS | SIZE | * RATE | *SIZ%*DPT%*ADJ% | =LND-VALUE |
|---|------------|--------|--------|-----------------|------------|
| 1 | 2N LOT | 1.00LT | 25000 | 1.00 1.00 | 25000 |

LAND VALUE: 25000

| # | OTHER FEAT | SIZE | BASERATE | *SIZ%* | ADJRATE* | UNITS | *OGR%* | -COND%* | OFB-VALU |
|----|-------------|------|----------|--------|----------|-------|--------|---------|----------|
| 60 | 17CFRM-BLDG | 1* 1 | 15.00 | | | 1 | 1.00 | .01 | 2500 |
| 61 | 27CSTGBLD | 1* 1 | 10.00 | | | 1 | 1.00 | .01 | 1000 |

OTHER VALUE: 3500

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - RESIDENTIAL - STD |
|----------|----------|----------|----------|----------|-------------------------------|
| BRICK | BRICK | HEATPUMP | LAMSHNGL | 1.50STHT | |
| CONIWALL | BRICK | HEATPUMP | | 'WALL | |
| | | | | 3 BDRM | |

RES - IMP C AYB 1986 EYB 1987
 DIMENSIONS: A-DR40DU36DL10DU12DL15DD12DL15DD36 B-DD5DR40DU5DL40 C-MR40MU36DD24DR24DU24DL24 D-MU36MR40MR2DU22D
 L27DD10DR15DD12DR12 E-MU36MR42ML1MD36MR2DD11DR24DU11DL24

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%* | ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR%* | -CND%* | FMV |
|------|---------------|-----------|------|----------|------------------|---------|----------|-------|-------|-------------|---------------|--------|---------|--------|--------|
| A | 01 SINGLE F | 1620 | 1.50 | 79.84 | .7840 | | 62.594 | 2430 | .95 | 144497 | | | | | |
| | 0110 HEATPUMP | | | 2.00 | | | 2.000 | 1620 | | 3240 | | | | | |
| | 0103 BRICK | | | 3.00 | | | 3.000 | 1620 | | 4860 | | | | | |
| | 2.00 FULL BTH | | | 3000.00 | | | 3000.000 | | | 6000 | | | | | |
| | 1.00 FP | | | 3000.00 | | | 3000.000 | | | 3000 | | | | | |
| | 1.00 HALF BTH | | | 1800.00 | | | 1800.000 | | | 1800 | | | | | |
| B | 81 PORCH | 200 | 1.00 | 31.91 | .6658 | | 21.245 | 200 | 1.00 | 4249 | | | | | |
| C | 76 GAR FINB | 576 | 1.00 | 33.17 | .7030 | | 23.318 | 576 | 1.00 | 13431 | | | | | |
| D | 84 WOOD DEC | 414 | 1.00 | 23.27 | .4929 | | 11.469 | 414 | 1.00 | 4748 | | | | | |
| E | 03 LIV AREA | 264 | 1.00 | 52.06 | .7241 | | 37.696 | 264 | 1.00 | 9951 | | | | | |
| | 0310 HEATPUMP | | | 2.00 | | | 2.000 | 264 | | 528 | | | | | |
| | 0303 BRICK | | | 1.00 | | | 1.000 | 264 | | 264 | | | | | |
| HSF: | | | | 2694.00 | %COMP: 100 | | | RPCN: | | 196568 1.00 | 196568 - .30- | | = | | 121086 |
| MKT | | | | 88.00 | STRUCTURE VALUE: | | | 72.96 | | OGRCN/HSF | 44.94 FMV/HSF | | | | 121086 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|--------|-----------|------|----------|-------|-------------|
| LAND | 25000 | 25000 | 100% | WD | | 149586 |
| OTHERFEAT | 3500 | 3500 | 100% | 09152021 | | 149586 |
| STRUCTURE | 121086 | 121086 | 100% | 1929-351 | | 149586 |
| TOTAL | 149586 | 149586 | 100% | 232000 | 0064% | 149586 |

APPRaised-VALUE: 149586