+OWNERSHIP 1015381 2024 1/04/2024 DIXON REAL ESTATE INVESTMENT 308 PINE SHOAL DR SNOW HILL NC 28580 DEED: 1941 757	PROPERTY DESCRIPTION 301 COX AVENUE 301 COX AV 301 COX AV	TAX SUBDIVISIONS KINSTON COUNTY/CITY OF KINSTON	MAP NUMBER CARD NO 452506286962 1 RECORD NUMBER: 13074 ROUTE 6229000 LISTER: LNLENGLISH 5012023 REVIEW:

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     :                              :
     :                              :
     :                              :
     3                              3
+-6--0                              0
4    :                              :
+-6-C+                              :
     :                              :
     :                              :
     :                              :
     A                              :
     +--------------36-------------+-+
                    B             :
                    6             6
                    +-----16-----+
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TOPO	STREET	UTILITY	ZONING	.170 ACRES	NBHD
			RA6 NOTES:		0232

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

LAND VALUE: 8000

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

OTHER VALUE:

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

RES - IMP C AYB 1960 EYB 1967

DIMENSIONS: A-DU30DR36DD30DL36 B-MR18DD6DR16DU6DL16 C-MR18ML18MU10DL6DU4DR6DD4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*%STY=	COST	QG%	QG RCN -DEPR%-CND%=	FMV
A	01 SINGLE F	1080	1.00	79.84	.8979		71.688	1080	1.00	77423		
	0107 CENTHEAT			1.00			1.000	1080		1080		
	0102 VINYL							1080				
	1.00 FULL BTH			3000.00			3000.000			3000		
B	81 PORCH	96	1.00	31.91	.7271		23.201	96	1.00	2227		
C	81 PORCH	24	1.00	31.91	.8101		25.850	24	1.00	620		

HSF: 1080.00 %COMP: 100 RPCN: 84350 1.00 84350 - .50- = 29522

MKT 70.00 STRUCTURE VALUE: 78.10 QGRCN/HSF 27.33 FMV/HSF 29522

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE 37522
LAND	8000	8000	100%			47058LV/AC
OTHERFEAT			%	00000000		
STRUCTURE	29522	29522	100%	-		TV/HSF
TOTAL	37522	37522	100%		0000%	SP/HSF

APPRAISED-VALUE: 37522