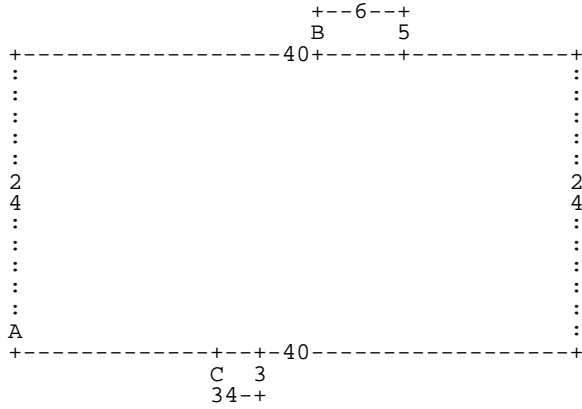


+OWNERSHIP 1015381 2024 1/04/2024
 DIXON REAL ESTATE INVESTMENT
 308 PINE SHOAL DR
 SNOW HILL NC 28580
 DEED: 1941 757

PROPERTY DESCRIPTION
 1104 MORNINGSIDE DR
 1104 MORNINGSIDE DR
 1104 MORNINGSIDE DR

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER 452511576308
 CARD NO 1
 RECORD NUMBER: 13676
 ROUTE 11252000
 LISTER: LNLEGLISH 5012023
 REVIEW:



TOPO STREET UTILITY ZONING .220 ACRES NBHD
 RA6 0204

NOTES:

#	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	VINYL	SPACEHTR	COMP SHNG	1.00STHT	
CONIWALL				'WALL 2 BDRM	

RES - IMP D AYB 1951 EYB 1957
 DIMENSIONS: A-DU24DR40DD24DL40 B-MR22MU24DU5DR6DD5DL6 C-MU24MR22ML22MD24MR14DD3DR4DU3DL4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	960	1.00	79.84	.9125		72.854	960	1.00	69939				
	0106 SPACEHTR							960						
	0102 VINYL							960						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	77 UTILITY	30	1.00	27.50	1.0000		27.500	30	1.00	825				
C	83 STOOP	12	1.00	14.32	1.0000		14.320	12	1.00	171				
			HSF:	960.00			%COMP: 100			73935	.86	63584	-.60-	= 16532
			MKT	65.00			STRUCTURE VALUE:			66.23	OGRCN/HSF	17.22	FMV/HSF	16532

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	7500	7500	100%			24032
OTHERFEAT				00000000		
STRUCTURE	16532	16532	100%	-		
TOTAL	24032	24032	100%		0000%	

APPRaised-VALUE: 24032