OWNERSHIP 1015381 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
DIXON REAL ESTATE INVESTMENT	1235 FERNDALE LANE	KINSTON	452611659109	1
	RENTAL PROPERTY		RECORD NUMBER: 14467	
308 PINE SHOAL DR		COUNTY/CITY OF KINSTON	ROUTE 11009000	
SNOW HILL NC 28580			LISTER: LNLENGLISH 5012023	
DEED: 1941 757	1235 FERNDALE LN		REVIEW:	

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+--+---28-------+
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:               9
4               :
8               :
:               :
:               :
:               :
:               :
:       +---14--+
:       9       9
A       C       :
+---14--+---14--+
```

TOPO	STREET	UTILITY	ZONING	.260 ACRES	NBHD
			RA6		0202
			NOTES:		

#	LAND CLASS	SIZE	*	RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1L LOT	1.00LT		5000		1.00	1.00	5000

LAND VALUE: 5000

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

OTHER VALUE:

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

RES - IMP D AYB 1940 EYB 1957

DIMENSIONS: A-DU48DR28DD39DL14DD9DL14 B-MU48MR5DU5DR10DD5DL10 C-MU48MR5ML5MD48MR14DU9DR14DD9DL14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*%STY=	COST	QG%	QG RCN -DEPR%-CND%=	FMV
A	01 SINGLE F	1218	1.00	79.84	.8774		70.051	1218	1.00	85322		
	0107 CENTHEAT			1.00			1.000	1218		1218		
	0102 VINYL							1218				
	1.00 FULL BTH			3000.00			3000.000			3000		
B	81 PORCH	50	1.00	31.91	.8101		25.850	50	1.00	1292		
C	81 PORCH	126	1.00	31.91	.6921		22.084	126	1.00	2782		

HSF: 1218.00 %COMP: 100 RPCN: 93614 .86 80508 - .60- = 20127

MKT 62.50 STRUCTURE VALUE: 66.09 QGRCN/HSF 16.52 FMV/HSF 20127

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE 25127
LAND	5000	5000	100%	WD		19230LV/AC
OTHERFEAT			%	08132019		
STRUCTURE	20127	20127	100%	1863-330		TV/HSF
TOTAL	25127	25127	100%	477000	0005%	SP/HSF

APPRAISED-VALUE: 25127