

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

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

PROPERTY DESCRIPTION
 607 JONES AVE
 RENTAL PROPERTY

607 JONES AV

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452505195325 1
 RECORD NUMBER: 34088
 ROUTE 5197010
 LISTER: LNLEGLISH 5012023
 REVIEW:

```

+---11---+
B         6
+-----+31-----+
:         :
:         :
:         :
:         :
2         2
9         9
:         :
:         :
:         :
A         :
+-----+C31+-----+
         4     4
         +-5-+
  
```

TOPO STREET UTILITY ZONING .160 ACRES NBHD
 0225

NOTES:01 ADJUST VALUE FOR 2003

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1V LOT	1.00LT	10000		1.00	1.00	10000

LAND VALUE: 10000

#	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	HEATPUMP	COMP SHNG	1.00STHT	
CONIWALL				'WALL	
				2 BDRM	

RES - IMP D AYB 1954 EYB 1977

DIMENSIONS: A-DU29DR31DD29DL31 B-MU29MR2DU6DR11DD6DL11 C-MU29MR2ML2MD29MR13DR5DD4DL5DU4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	899	1.00	79.84	.9310		74.331	899	1.00	66823				
	0110 HEATPUMP			2.00			2.000	899		1798				
	0103 BRICK			3.00			3.000	899		2697				
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	66	1.00	31.91	.7271		23.201	66	1.00	1531				
C	83 STOOP	20	1.00	14.32	1.0000		14.320	20	1.00	286				
	HSF:			899.00			%COMP: 100	RPCN:		76135	.86	65476	-.40-	= 26518
	MKT			67.50			STRUCTURE VALUE:			72.83	OGRCN/HSF		29.49	FMV/HSF 26518

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	10000	10000	100%			36518
OTHERFEAT			%	00000000		
STRUCTURE	26518	26518	100%	-		
TOTAL	36518	36518	100%		0000%	

APPRaised-VALUE: 36518