

+OWNERSHIP 1019845
 DIXON BRIAN LEE
 DIXON MICHELLE
 501 POSSUM TRACK ROAD
 CHOCOWINITY NC 27817
 DEED: 1996 693

2024 1/04/2024

PROPERTY DESCRIPTION
 HWY 70 WEST LOTS A & B
 VISION PAINTING

TAX SUBDIVISIONS
 FALLING CREEK
 COUNTY/CITY OF KINSTON

MAP NUMBER
 450504846150
 RECORD NUMBER: 3709
 ROUTE 4076000
 LISTER: LNIBRASW 8142023
 REVIEW:

2404 W NEW BERN RD

++C--60---+
 3 :
 8 3
 : 8
 +B---60---+
 : :
 2D :
 1: :
 : :
 1 1
 3 3
 7 7
 : :
 : :
 : :
 A :
 E----60---+

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
FLOODZNE			I1		0995

NOTES:01 BLDG RENOVATED AFTER SALE

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	3C LOT	1.00LT	50000	1.00 .90	45000

LAND VALUE: 45000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%*	ADJRATE*	UNITS	*OGR%*	-COND%*	OFB-VALU
60	58CPAVING	11000*	1	1.70		11000	1.00	.62	7106
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 7106

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	PREF-MTL	FWA/CAC	METAL	1.00STHT	
SLAB	METALPRE	FWA/CAC		10'WALL	
				BDRM	

COMM - IMP C AYB 1977 EYB 1995
 DIMENSIONS: A-DU137DR60DD137DL60 B-MU137DR60DU38DL60DD38 C-MU137MU38MR6DU11DR48DD11DL48 D-MU175MR6ML6MD63DL12D
 D12DR12DU12 E-DL1DD3DR62DU3DL61

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	23 RETAIL S	8220	1.00	78.50	.7157	.96	53.934	8220	1.00	443337					
	2312 FWA/CAC							8220							
	2317 PREF-MTL			4.90-			4.900-	8220		40278-					
B	47 WAREHOUS	2280	1.00	28.42	.9973	.96	27.209	2280	1.00	62036					
	4712 FWA/CAC			7.79			7.790	2280		17761					
	4717 METALPRE							2280							
C	86 SHELTER-	528	1.00	7.50	1.0000		7.500	528	1.00	3960					
D	80 CANOPY	144	1.00	10.00	1.0000		10.000	144	1.00	1440					
E	80 CANOPY	186		10.00	1.0000		10.000	186		1860					
			HSF:	10500.00			%COMP: 100								
							STRUCTURE VALUE:			46.67	OGRCN/HSF				
										490116	1.00	490116	-.35-	=	318576
												30.34	FMV/HSF		318576

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	45000	45000	100%	WD		370682
OTHERFEAT	7106	7106	100%	08042023		
STRUCTURE	318576	318576	100%	1996-693		
TOTAL	370682	370682	100%	150000	0247%	

APPRaised-VALUE: 370682