

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

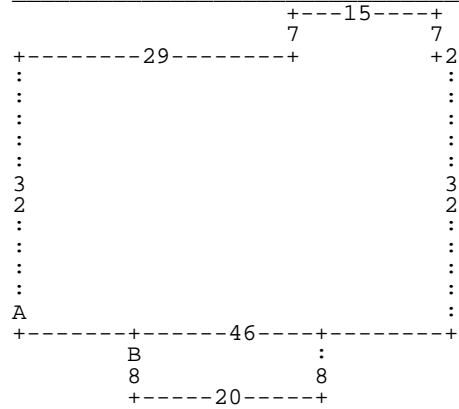
PROPERTY DESCRIPTION
 305 GLENWOOD AVE
 RENTAL PROPERTY

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452506278871 1
 RECORD NUMBER: 4618
 ROUTE 6311000
 LISTER: LNLEGLISH 5012023
 REVIEW:

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

305 GLENWOOD AV



TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA6	.260	0232

NOTES:01 ADJUST VALUE FOR 2003

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

LAND VALUE:

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
2	01CDETGAR-F	1*	19.11			1	1.00	.01	2000

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
CONC-BLK	BRICK	HEATPUMP	COMPSHNG	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP C AYB 1938 EYB 1967
 DIMENSIONS: A-DU32DR29DU7DR15DD7DR2DD32DL46 B-MR13DD8DR20DU8DL20

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	1577	1.00	79.84	.8394		67.017	1577	1.00	105685				
	0110 HEATPUMP			2.00			2.000	1577		3154				
	0103 BRICK			3.00			3.000	1577		4731				
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	160	1.00	31.91	.6921		22.084	160	1.00	3533				
			HSF:	1577.00			%COMP: 100			120103	1.00	120103	-.50-	42036
			MKT	70.00			STRUCTURE VALUE:			76.15	OGRCN/HSF		26.65	FMV/HSF
														42036

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8000	8000	100%			30769LV/AC
OTHERFEAT	2000	2000	100%	00000000		
STRUCTURE	42036	42036	100%	-		TV/HSF
TOTAL	52036	52036	100%		0000%	SP/HSF

APPRAISED-VALUE: 52036