

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

PROPERTY DESCRIPTION
 KINSTON SQUARE / KMART
 380,000SF CONC/ASPH PAVIN
 114,126SF BOTH BLDGS

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER 452618301521
 RECORD NUMBER: 5997
 ROUTE 18130000
 LISTER: LNLEGLISH 5012023
 REVIEW:

308 PINE SHOAL DR
 SNOW HILL NC 28580
 DEED: 1942 190

1620THRU1628 N QUEEN ST
 TOPO STREET UTILITY ZONING 11.880 ACRES NBHD
 SC 2009

+-----H-I320-----+
 : 120
 : 1 7
 +---159-----+ 2 0 6
 7 1-65-+ G +46+
 1 1 +45-+1
 +40 3 1
 7 0 0
 0 A 1
 +--94-2 +--119-B+-----+266-----1F06-69--+
 1-76-+C-51D36+-65-8 E--94--+

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	10NLAND	11.88AC	50000	1.00	1.00	1.00	594000

LAND VALUE: 594000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%	-COND%=	OFB-VALU
60	58CPAVING	3800* 100	1.70			380000	1.00	.50	323000
61	50CCL-FENCE	1* 1	10.12			1	1.00	.01	5000
	*								
	*								
	*								
	*								
	*								

OTHER VALUE: 328000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	CONBLOCK	ZONEHVAC	TAR&GRAV	1.00STHT	
SLAB	TILT-UP	ZONEHVAC		18'WALL BDRM	

COMM - IMP C AYB 1980 EYB 1980
 DIMENSIONS: A-DU211DR320DD110DR45DD101DL69DU16DL30DD16DL266 B-DL119DD12DL51DU12DL94DU70DR40DU71DR159DD11DR65DD
 130 C-ML119MD12ML51DU12DL94DD10DR76DD2DR18 D-MD12ML170MR51DU12DR119DD8DL65DD2DL36DD2DL18 E-MD12ML119MU
 12MR232DD8DR94DU8DL94 F-MR113MR153DU16DR30DD16DL30 G-MR266MR99MU101ML45DU90DR20DD76DR46DD14DL66 H-

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*STY=	COST	OG%	OG RCN	-DEPR% -CND% =	FMV
A	98 SPINKLER	71585	1.00	4.00	.4635	1.00	1.854	71585	1.00	132718			
A	25 DISCOUNT	71585	1.00	55.08	.7141	1.17	46.018	71585	1.00	3294198			
	2515 ZONEHVAC			2.24			2.240	71585		160350			
	2509 CONBLOCK							71585					
B	98 SPINKLER	34281	1.00	4.00	.5802	1.00	2.320	34281	1.00	79531			
B	29 SHOP NBH	34281	1.00	60.29	.7142	1.17	50.379	34281	1.00	1727042			
	2915 ZONEHVAC			2.24			2.240	34281		76789			
	2920 TILT-UP							34281					
C	80 CANOPY	976	1.00	10.00	1.0000		10.000	976	1.00	9760			
D	80 CANOPY	1096	1.00	10.00	1.0000		10.000	1096	1.00	10960			
E	80 CANOPY	752	1.00	10.00	1.0000		10.000	752	1.00	7520			
F	80 CANOPY	480	1.00	10.00	1.0000		10.000	480	1.00	4800			
G	80 CANOPY	2444	1.00	10.00	1.0000		10.000	2444	1.00	24440			
H	90 LOAD-COV	756	1.00	16.00	1.0000		16.000	756	1.00	12096			
I	91 LOAD RMP	1820	1.00	5.00	1.0000		5.000	1820	1.00	9100			
	HSF:			105866.00			%COMP: 100			5549304	1.00	5549304 - .50- .75=	693663
	STRUCTURE VALUE:									52.41	OGRCN/HSF	6.55	FMV/HSF 693663

