

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

PROPERTY DESCRIPTION  
 1225 FERNDAL LANE  
 1225 FERNDAL LN

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO  
 452615741933 1  
 RECORD NUMBER: 6213  
 ROUTE 15037000  
 LISTER: LNLGLISH 5012023  
 REVIEW:

308 PINE SHOAL DR  
 SNOW HILL NC 28580  
 DEED: 1941 757

1225 FERNDAL LN

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+-----25-----+
:
:
+-5-+
:
:
8
:
:
+-5B+
3
4
:
:
+C--10---+
:
:
+4-+
4
+4E+
:
:
A
+-----25-----+
  
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TOPO	STREET	UTILITY	ZONING	.250 ACRES	NBHD
			RA6		0202
NOTES:01 NEW AC SYSTEM FOR 1997					

#	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	*OGR%-COND%=OFB-VALU
60	21CBLDGS-NV	1*	1			1	1.00 .01
		*					
		*					
		*					
		*					
		*					

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	FWA/CAC	COMP SHNG	1.00STHT	
CONIWALL	BRICK	FWA/CAC		'WALL	
				3 BDRM	

RES - IMP D AYB 1953 EYB 1957  
 DIMENSIONS: A-DU34DR25DD34DL25 B-MU20DL5DU8DR5DD8 C-MU20MD20MR25MU14DR10DU12DL10DD12 D-MU14MR25MU12DR4DU2DL4  
 DD2 E-MU26MR25MD26ML25MU5DL4DU4DR4DD4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	850	1.00	79.84	.9125		72.854	850	1.00	61925				
	0112 FWA/CAC			2.00			2.000	850		1700				
	0103 BRICK			3.00			3.000	850		2550				
	1.00 FULL BTH			3000.00			3000.000			3000				
B	77 UTILITY	40	1.00	27.50	1.0000		27.500	40	1.00	1100				
C	01 SINGLE F	120	1.00	79.84	.9125		72.854	120	1.00	8742				
	0112 FWA/CAC			2.00			2.000	120		240				
	0103 BRICK			3.00			3.000	120		360				
D	83 STOOP	8	1.00	14.32	1.0000		14.320	8	1.00	114				
E	83 STOOP	16	1.00	14.32	1.0000		14.320	16	1.00	229				
	HSF:			970.00			%COMP: 100	RPCN:		79960	.86	68765	-.60-	= 17191
	MKT			62.50			STRUCTURE VALUE:	70.89		OGRCN/HSF		17.72	FMV/HSF	17191

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	5000	5000	100%	WD		20000LV/AC
OTHERFEAT			%	08132019		
STRUCTURE	17191	17191	100%	1863-330		TV/HSF
TOTAL	22191	22191	100%		0000%	SP/HSF

APPRAISED-VALUE: 22191