OWNERSHIP 1015381 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
DIXON REAL ESTATE INVESTMENT	309 WOODLAWN DR LT 13F	KINSTON	452506488606	1
	309 WOODLAWN DR		RECORD NUMBER: 6283	
308 PINE SHOAL DR		COUNTY/CITY OF KINSTON	ROUTE 6087000	
SNOW HILL NC 28580			LISTER: LNLENGLISH 5012023	
DEED: 1941 781	309 WOODLAWN DR		REVIEW:	

```
+------15------+              +-5--+
:             4              C    4
:             +----------24---+----+--+
:                                     :
:                                     :
:                                     :
:                                     :
2                                     :
7                                     2
:                                     3
:                                     :
:                                     :
:                                     :
:                                     :
A                                     :
+-----------+-----+39-----------------+
            B     :
            4     4
            +--6--+
```

TOPO	STREET	UTILITY	ZONING	.260 ACRES	NBHD
100YR-FZ			RA6		0204
			NOTES:01 CENTRAL HEAT & AIR FOR 20		

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	1Q LOT	1.00LT	7500		1.00	.90	6750

LAND VALUE: 6750

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
		*							
		*							
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE:

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

RES - IMP C AYB 1948 EYB 1967

DIMENSIONS: A-DU27DR15DD4DR24DD23DL39 B-MR12DD4DR6DU4DL6 C-MR12ML12MU27MR15MD4MR16DU4DR5DD4DL5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	957	1.00	79.84	.9125		72.854	957	1.00	69721				
	0112 FWA/CAC			2.00			2.000	957		1914				
	0102 VINYL							957						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	24	1.00	31.91	.8101		25.850	24	1.00	620				
C	83 STOOP	20	1.00	14.32	1.0000		14.320	20	1.00	286				

HSF: 957.00 %COMP: 100 RPCN: 75541 1.00 75541 - .50- .13= 21359

MKT 65.00 STRUCTURE VALUE: 78.93 QGRCN/HSF 22.31 FMV/HSF 21359

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	28109
LAND			6750	6750	100%	WD		25961LV/AC		
OTHERFEAT					%	08132019				
STRUCTURE			21359	21359	100%	1863-330		TV/HSF		
TOTAL			28109	28109	100%	477000	0005%	SP/HSF		
									APPRAISED-VALUE:	28109