

+OWNERSHIP 1007387 2024 1/04/2024  
 MOONRIDGE PROPERTIES LLC

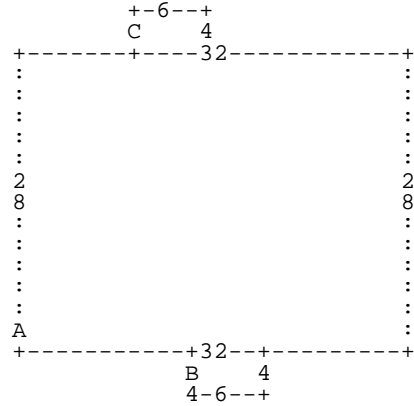
PROPERTY DESCRIPTION  
 702 DIXON ST  
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TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO  
 452619509878 1  
 RECORD NUMBER: 6544  
 ROUTE 19195000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

P O BOX 5622  
 KINSTON NC 28503  
 DEED: 1841 376

702 DIXON ST



TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA5	.130	0203

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	1J LOT	1.00LT	4000		1.00	1.00	4000

LAND VALUE: 4000

#	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	ASBESTOS	CENTHEAT	COMP SHNG	1.00STHT	
CONIWALL				'WALL	
				2 BDRM	

RES - IMP D AYB 1953 EYB 1942  
 DIMENSIONS: A-DU28DR32DD28DL32 B-MR14DD4DR6DU4DL6 C-MR14ML5MU28DU4DR6DD4DL6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	896	1.00	79.84	.9310		74.331	896	1.00	66600				
	0107 CENTHEAT			1.00			1.000	896		896				
	0115 ASBESTOS			1.00-			1.000-	896		896-				
	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	77 UTILITY	24	1.00	27.50	1.0000		27.500	24	1.00	660				
			HSF:	896.00			%COMP: 100	RPCN:		70880	.86	60956	-.75-	= 8381
			MKT	55.00			STRUCTURE VALUE:			68.03	OGRCN/HSF	9.35	FMV/HSF	8381

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	4000	4000	100%			12381
OTHERFEAT			%	00000000		
STRUCTURE	8381	8381	100%	-		
TOTAL	12381	12381	100%		0000%	

APPRaised-VALUE: 12381