OWNERSHIP 1013534 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
KTOWN LLC	805 DIXON ST	KINSTON	452619604709	1
	805 DIXON ST		RECORD NUMBER: 7615	
PO BOX 71		COUNTY/CITY OF KINSTON	ROUTE 19142000	
DOVER NC 28526			LISTER: LNLENGLISH 5012023	
DEED: 1920 557	805 DIXON ST		REVIEW:	

```
+----15----+    +-5-+
:          3----16--+--+
:                     :
:                     :
:                     :
:                     :
:                     :
:                     :
:                     3
4                     1
1                     :
:                     :
:                     :
:                     :
:                     :
:                     :
:           +----15----+
:           7          7
A           B          :
+-----16----+----15----+
```

TOPO	STREET	UTILITY	ZONING	.150 ACRES	NBHD
			RA5		0203
			NOTES:		

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

LAND VALUE: 4000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
60	21CBLDGS-NV	1* 1 * * * * * * *				1	1.00	.01	

OTHER VALUE:

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

RES - IMP D AYB 1953 EYB 1947

DIMENSIONS: A-DU41DR15DD3DR16DD31DL15DD7DL16 B-MR16DU7DR15DD7DL15 C-MR16MU7MR15MU31ML4DU3DL5DD3DR5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*%STY=	COST	QG%	QG RCN -DEPR%-CND%=	FMV
A	01 SINGLE F	1118	1.00	79.84	.8906		71.105	1118	1.00	79495		
	0106 SPACEHTR							1118				
	0115 ASBESTOS			1.00-			1.000-	1118		1118-		
	1.00 FULL BTH			3000.00			3000.000			3000		
B	81 PORCH	105	1.00	31.91	.7271		23.201	105	1.00	2436		
C	83 STOOP	15	1.00	14.32	1.0000		14.320	15	1.00	214		

HSF: 1118.00 %COMP: 100 RPCN: 84027 .86 72263 - .70- = 11923

MKT 55.00 STRUCTURE VALUE: 64.63 QGRCN/HSF 10.66 FMV/HSF 11923

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE 15923
LAND			4000	4000	100%	UNK		26666LV/AC	
OTHERFEAT					%	10232009			
STRUCTURE			11923	11923	100%	1587 -0637		TV/HSF	
TOTAL			15923	15923	100%	25000	0063%	SP/HSF	

APPRAISED-VALUE: 15923