OWNERSHIP 1015381 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
DIXON REAL ESTATE INVESTMENT	709 CUNNINGHAM RD	KINSTON	452611751217	1
	RENTAL PROPERTY		RECORD NUMBER: 7807	
308 PINE SHOAL DR		COUNTY/CITY OF KINSTON	ROUTE 11017000	
SNOW HILL NC 28580			LISTER: LNLENGLISH 5012023	
DEED: 1941 781	709 CUNNINGHAM RD		REVIEW:	

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+----------24----------+-----13-----+
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2                                   :
7                                   3
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:                                   :
:                                   :
:                                   :
A                                   :
+------15------+                    :
B              4                    :
4------15------+---------22---------+
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TOPO	STREET	UTILITY	ZONING	.300 ACRES	NBHD
			RA6		0202
			NOTES:		

#	LAND CLASS	SIZE	*	RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1L LOT	1.00LT		5000		1.00	1.00 5000	5000

LAND VALUE: 5000

#	OTHER FEAT	SIZE		BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%-	COND%=OFB-VALU
2	27CSTGBLD	1*	1	10.00			1	1.00	500
		*							
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BR+VINYL	GAS-PACK	COMPSHNG	1.00STHT	
CONIWALL				'WALL	
				2 BDRM	

RES - IMP D AYB 1956 EYB 1957

DIMENSIONS: A-DU27DR24DU1DR13DD32DL22DU4DL15 B-DD4DR15DU4DL15

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*	%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1100	1.00	79.84	.8979		71.688	1100	1.00	78856				
	0111 GAS-PACK			2.00			2.000	1100		2200				
	0205 BR+VINYL			2.00			2.000	1100		2200				
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	60	1.00	31.91	.8101		25.850	60	1.00	1551				
			HSF:	1100.00		%COMP:	100		RPCN:	87807	.86	75514 - .60-	=	18878
			MKT	62.50		STRUCTURE VALUE:			68.64	QGRCN/HSF		17.16	FMV/HSF	18878

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	24378
LAND			5000	5000	100%			16666LV/AC		
OTHERFEAT			500	500	100%	00000000				
STRUCTURE			18878	18878	100%	-		TV/HSF		
TOTAL			24378	24378	100%		0000%	SP/HSF		
									APPRAISED-VALUE:	24378