OWNERSHIP 1015381 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
DIXON REAL ESTATE INVESTMENT	1906 OAKMONT DR	KINSTON	453517119645	1
	RENTAL PROPERTY		RECORD NUMBER: 8131	
308 PINE SHOAL DR		COUNTY/CITY OF KINSTON	ROUTE 17093000	
SNOW HILL NC 28580			LISTER: LNLENGLISH 5012023	
DEED: 1941 757	1906 OAKMONT DR		REVIEW:	

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+----------------37----------------+----12----+
:                                  :          :
:                                  :          7
:                                  +C----12---+
:                                  :          :
:                                  :          :
2                                  2          :
5                                  5          1
:                                  :          8
:                                  :          :
:                                  :          :
A                                  B          :
+----------------37----+---+-------+----12----+
                       :   D
                       4   4
                       +-5-+
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TOPO	STREET	UTILITY	ZONING	.250 ACRES	NBHD
			RA6		0213
			NOTES:		

#	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	*QGR%	-COND%	=OFB-VALU
60	20CSTRGSHLT	1* 1	12.50			1	1.00	.01	500

OTHER VALUE: 500

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

RES - IMP D AYB 1971 EYB 1957

DIMENSIONS: A-DU25DR37DD25DL37 B-MR37DU18DR12DD18DL12 C-MR37MU18DR12DU7DL12DD7 D-MU18MR37MD18ML8DD4DL5DU4DR5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	925	1.00	79.84	.9217		73.588	925	1.00	68068			
	0112 FWA/CAC			2.00			2.000	925		1850			
	0103 BRICK			3.00			3.000	925		2775			
	1.00 FULL BTH			3000.00			3000.000			3000			
B	79 CARPORT-	216	1.00	17.50	1.0000		17.500	216	1.00	3780			
C	78 UTILITYB	84	1.00	28.50	1.0000		28.500	84	1.00	2394			
D	83 STOOP	20	1.00	14.32	1.0000		14.320	20	1.00	286			

HSF: 925.00 %COMP: 100 RPCN: 82153 .86 70651 - .60- = 20347

MKT 72.00 STRUCTURE VALUE: 76.37 QGRCN/HSF 21.99 FMV/HSF 20347

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE 25847
LAND			5000	5000	100%	WD		20000LV/AC	
OTHERFEAT			500	500	100%	08132019			
STRUCTURE			20347	20347	100%	1863-330		TV/HSF	
TOTAL			25847	25847	100%	477000	0005%	SP/HSF	

APPRAISED-VALUE: 25847