OWNERSHIP 1015381 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
DIXON REAL ESTATE INVESTMENT	1310 HOWARD ST	KINSTON	452506288177	1
	RENTAL PROPERTY		RECORD NUMBER: 9171	
308 PINE SHOAL DR		COUNTY/CITY OF KINSTON	ROUTE 6305000	
SNOW HILL NC 28580			LISTER: LNLENGLISH 5012023	
DEED: 1941 757	1310 HOWARD ST		REVIEW:	

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    +--14--+
    :      :
1-8-2      2
2   0      0
C   D      :
+---+--14--+----+
:               :
:               :
:               +5+
3               3 1
3               3 5
:               E :
:               +5+
:               : :
A               : :
+-+-----32----+-+ 1
  B           F   7
  8           8   :
  +----23-----+-9-+
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TOPO	STREET	UTILITY	ZONING	.270 ACRES	NBHD
			RA6		0232

NOTES:01 GAS PACK & VINYL SIDING
01 FOR 2000

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%		=LND-VALUE
1	1R LOT	1.00LT	8000		1.00	1.00	8000	8000

LAND VALUE: 8000

#	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
BRICK	BRICK	GAS-PACK	COMPSHNG	1.00STHT	
CONIWALL	BRICK	GAS-PACK		'WALL	
				2 BDRM	

RES - IMP C AYB 1945 EYB 1957

DIMENSIONS: A-DU33DR32DD33DL32 B-MR5DD8DR23DU8DL23 C-MR5ML4MU33DU12DR8DD12DL8 D-MU33MR1MR8DU20DR14DD20DL14 E
-MU33MR9MR23MD24DU15DR5DD15DL5 F-MU9MR32ML4MD9DD8DR9DU17DL5DD9DL4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1056	1.00	79.84	.8654		69.093	1056	1.00	72962				
	0111 GAS-PACK			2.00			2.000	1056		2112				
	0103 BRICK			3.00			3.000	1056		3168				
	1.00 FULL BTH			3000.00			3000.000			3000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	81 PORCH	184	1.00	31.91	.6658		21.245	184	1.00	3909				
C	77 UTILITY	96	1.00	27.50	1.0000		27.500	96	1.00	2640				
D	01 SINGLE F	280	1.00	79.84	.8654		69.093	280	1.00	19346				
	0111 GAS-PACK			2.00			2.000	280		560				
	0103 BRICK			3.00			3.000	280		840				
E	82 PORCH-EN	75	1.00	66.03	.5837		38.541	75	1.00	2890				
F	83 STOOP	117	1.00	14.32	.6875		9.845	117	1.00	1151				

HSF: 1336.00 %COMP: 100 RPCN: 114378 1.00 114378 - .60- = 32026
MKT 70.00 STRUCTURE VALUE: 85.61 QGRCN/HSF 23.97 FMV/HSF 32026

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	40026
LAND			8000	8000	100%			29629LV/AC		
OTHERFEAT					%	00000000				
STRUCTURE			32026	32026	100%	-		TV/HSF		
TOTAL			40026	40026	100%		0000%	SP/HSF		
									APPRAISED-VALUE:	40026