

+OWNERSHIP 1007389 2024 1/04/2024
 OLD CROWE PROPERTIES LLC

PROPERTY DESCRIPTION
 602 DIXON ST
 RENTAL PROPERTY

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452619506842 1
 RECORD NUMBER: 9494
 ROUTE 19211000
 LISTER: LNLEGLISH 5012023
 REVIEW:

P O BOX 5622
 KINSTON NC 28503
 DEED: 1841 358

602 DIXON ST

```

+----14----+
  7          7
+-----31-----D+
:
:           1
:           4
:         :4+
:         +C4
3          :
9          :
:          :
:          2
:          5
:          :
:          :
A         B-42
+-----17----2 +-----14----+
  4  4
  +-6+
  
```

TOPO	STREET	UTILITY	ZONING	.140 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

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	VINYL	CENTHEAT	COMP SHNG	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP D AYB 1953 EYB 1942
 DIMENSIONS: A-DU39DR31DD14DR4DD25DL14DU2DL4DD2DL17 B-MR17DU2DR4DD2DR1DD4DL6DU4DR1 C-MR17MU2MR4MD2MR14MU25D
 L4DU4DR4DD4 D-MU25MR35ML4MU14DL14DU7DR14DD7

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1301	1.00	79.84	.8714		69.572	1301	1.00	90513					
	0107 CENTHEAT			1.00			1.000	1301		1301					
	0102 VINYL							1301							
	2.00 FULL BTH			3000.00			3000.000			6000					
B	81 PORCH	32	1.00	31.91	.8101		25.850	32	1.00	827					
C	83 STOOP	16	1.00	14.32	1.0000		14.320	16	1.00	229					
D	84 WOOD DEC	98	1.00	23.27	.6119		14.238	98	1.00	1395					
			HSF:	1301.00			%COMP: 100			RPCN: 100265	.86	86227	-.75-	=	11856
			MKT	55.00			STRUCTURE VALUE:	66.27		OGRCN/HSF		9.11	FMV/HSF		11856

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	4000	4000	100%	WD		28571LV/AC
OTHERFEAT			%	10162018		
STRUCTURE	11856	11856	100%	1841-358		TV/HSF
TOTAL	15856	15856	100%	510000	0003%	SP/HSF

APPRAISED-VALUE: 15856