

+OWNERSHIP 1011921  
 DOBBS LLC

2024 1/04/2024

PROPERTY DESCRIPTION  
 620 LARKSPUR ROAD  
 620 LARKSPUR RD

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER  
 452615549273  
 RECORD NUMBER: 10738  
 ROUTE 15278000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

1934 HWY 70 E  
 KINSTON NC 28501  
 DEED: 1891 613

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+-----35-----+---7---+
:                   4       4
:                   +B---7---+
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:
:
2
7
:
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:
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:
:
A
+-----16-----+---4---+
:                   4       C         4
6
+-----12---D+
  
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TOPO	STREET	UTILITY	ZONING			.230 ACRES			NBHD	
			RA6	NOTES:						0202
#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE			
1	1L LOT	1.00LT	5000		1.00	1.00	5000	5000		
<b>LAND VALUE:</b>										
#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%	-COND%="	OFB-VALU	
2	20CSTRGSHLT	1* 1	12.50			1	1.00	.01	500	
3	18CBRK-BLDG	1* 1	17.50			1	1.00		1500	
<b>OTHER VALUE:</b>										
2000										
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD					
BRICK	ASBESTOS	CENTHEAT	COMPShNG	1.00STHT						
CONIWALL				'WALL 3 BDRM						

RES - IMP                    D                    AYB 1953 EYB 1942  
 DIMENSIONS: A-DU27DR35DD4DR7DD23DL7DD4DL19DU4DL16 B-MR35MU23DR7DU4DL7DD4 C-MU23MR35MU4MR7MD27ML7MD4ML19DU4  
 DL3DD4DR3 D-MD4MR16ML3MD2DL12DU6DR12DD6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*%STY=	COST	OG%	OG RCN	-DEPR%-	CND%="	FMV
A	01 SINGLE F	1182	1.00	79.84	.8834		70.530	1182 1.00	83366					
	0107 CENTHEAT			1.00			1.000	1182	1182					
	0115 ASBESTOS			1.00-			1.000-	1182	1182-					
	1.00 FULL BTH			3000.00			3000.000		3000					
B	81 PORCH	28	1.00	31.91	.8101		25.850	28 1.00	723					
C	82 PORCH-EN	12	1.00	66.03	1.0000		66.030	12 1.00	792					
D	81 PORCH	72	1.00	31.91	.7271		23.201	72 1.00	1670					
			HSF:	1182.00			%COMP: 100	RPCN:	89551	.86	77013	-.75-	=	12033
			MKT	62.50			STRUCTURE VALUE:	65.15	OGRCN/HSF		10.18	FMV/HSF		12033

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	5000	5000	100%	UNK		21739LV/AC
OTHERFEAT	2000	2000	100%	02142008		
STRUCTURE	12033	12033	100%	1533 -0541		TV/HSF
TOTAL	19033	19033	100%	24000	0079%	SP/HSF

APPRaised-VALUE: 19033