

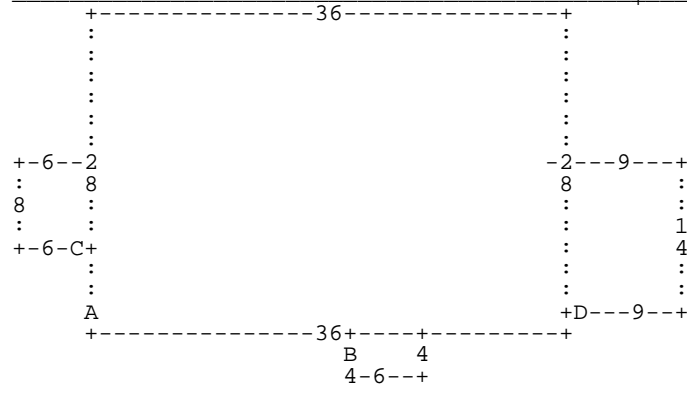
+OWNERSHIP 1011784
 DOBBS LLC
 PO BOX 71
 DOVER NC 28526
 DEED: 1937 796

2024 1/04/2024

PROPERTY DESCRIPTION
 608 WESTOVER AVENUE
 608 WESTOVER AV
 608 WESTOVER AV

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER
 451511665044
 RECORD NUMBER: 10839
 ROUTE 11070000
 LISTER: LNLEGLISH 5012023
 REVIEW:



TOPO	STREET	UTILITY	ZONING	.260 ACRES	NBHD
			RA5		0303

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1R LOT	1.10LT	8000		1.00	1.00	8800

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	04CDETGAR-B	1*	22.12			1	1.00	.01	3000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	FWA/CAC	LAMSHNGL	1.00STHT	
CONIWALL				'WALL	
				2 BDRM	

RES - IMP D AYB 1950 EYB 1967
 DIMENSIONS: A-DU28DR36DD28DL36 B-MR19DD4DR6DU4DL6 C-MR19ML19MU7DL6DU8DR6DD8 D-MU7MR36MD6DR9DU14DL9DD14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1008	1.00	79.84	.9052		72.271	1008	1.00	72849					
	0112 FWA/CAC			2.00			2.000	1008		2016					
	0103 BRICK			3.00			3.000	1008		3024					
	1.00 FULL BTH			3000.00			3000.000			3000					
B	81 PORCH	24	1.00	31.91	.8101		25.850	24	1.00	620					
C	81 PORCH	48	1.00	31.91	.8101		25.850	48	1.00	1240					
D	81 PORCH	126	1.00	31.91	.6921		22.084	126	1.00	2782					
			HSF:	1008.00			%COMP: 100			85531	.86	73556	-.50-	=	20227
			MKT	55.00			STRUCTURE VALUE:			72.97	OGRCN/HSF	20.06	FMV/HSF		20227

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8800	8800	100%	UNK		33846LV/AC
OTHERFEAT	3000	3000	100%	05302012		
STRUCTURE	20227	20227	100%	1660 -0208		TV/HSF
TOTAL	32027	32027	100%	28000	0114%	SP/HSF
						APPRaised-VALUE: 32027