

+OWNERSHIP 1015453  
 REED JONATHON G  
 REED JACKLYN G  
 3420 DOBBS FARM RD  
 KINSTON NC 28504  
 DEED: 1943 740

2024 1/04/2024

PROPERTY DESCRIPTION  
 SR 1573 3 POOLE  
 3420 DOBBS FARM RD  
 3420 DOBBS FARM RD

TAX SUBDIVISIONS  
 FALLING CREEK  
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER  
 450703404192  
 RECORD NUMBER: 1571  
 ROUTE 3004000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

CARD NO  
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TOPO STREET UTILITY ZONING .600 ACRES NBHD  
 0008

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	2A LOT	1.00LT	12000		1.00	1.00	12000

LAND VALUE: 12000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%	-COND%=	OFB-VALU
60	78CMETALCAR	1* 1	5.00			1	1.00	.01	500
61	21CBLDGS-NV	1* 1				1	1.00	.01	
		*							
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		*							
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OTHER VALUE: 500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	ELECT-BB	COMP SHNG	1.00STHT	
CONIWALL	BRICK	ELECT-BB		'WALL	
				3 BDRM	1.00LFUF

RES - IMP C AYB 1969 EYB 1987  
 DIMENSIONS: A-DU27DR44DD27DL44 B-MR11DD5DR9DU5DL9 C-MR11ML11DU27DL16DD27DR16

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-	CND%=	FMV
A	01 SINGLE F	1188	1.00	79.84	.8350		66.666	1188	1.00	79199					
	0102 ELECT-BB			.75			.750	1188		891					
	0103 BRICK			3.00			3.000	1188		3564					
	2.00 FULL BTH			3000.00			3000.000			6000					
B	83 STOOP	45	1.00	14.32	.7695		11.019	45	1.00	495					
C	02 SEMI-FIN	432	1.00	34.97	.7304		25.542	432	1.00	11034					
	0202 ELECT-BB			.75			.750	432		324					
	0203 BRICK			3.00			3.000	432		1296					
			HSF:	1620.00			%COMP: 100		RPCN:	102803	1.00	102803	- .30-	=	57570
			MKT	80.00			STRUCTURE VALUE:			63.45	OGRCN/HSF		35.53	FMV/HSF	57570

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	12000	12000	100%	WD		20000LV/AC
OTHERFEAT	500	500	100%	01202022		
STRUCTURE	57570	57570	100%	1943-740		TV/HSF
TOTAL	70070	70070	100%	150000	0046%	SP/HSF
						APPRAISED-VALUE: 70070