

+OWNERSHIP 14700
COMBS MISTI BROOKE

2024 1/04/2024

PROPERTY DESCRIPTION
SR 1903
MAP DB 958 640

TAX SUBDIVISIONS
SOUTH WEST
COUNTY/SOUTHWOOD FIRE

MAP NUMBER 453302772463
RECORD NUMBER: 21956
ROUTE 2061000
LISTER: LNLEGLISH 5012023
CARD NO 1

435 COBB RD
KINSTON NC 28501
DEED: 1748 350

435 COBB RD

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+-----18-----+-----12-----+
8           :           :
:           8           :
+C-----18-----+
:           :
:           :
:           3           :
3           8           :
0           :
:           :
:           :
:           :
A           :
+-----+-----30-----+-----+
B           :           :
7           7           :
+-----13-----+
  
```

TOPO	STREET	UTILITY	ZONING	1.000 ACRES	NBHD
					0004

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	13HBS-PAVED	1.00AC	15000	1.00	1.00	1.00	15000

LAND VALUE:

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%	-COND%=	OFB-VALU
60	78CMETALCAR	1* 1	5.00			1	1.00	.01	500
61	41CMH-HK-UP	1* 1	2000.00			1	1.00		2000
62	14CMH-SW-PP	1* 1				1	1.00	.01	
63	17CFRM-BLDG	1* 1	15.00			1	1.00	.01	1000

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR -	RESIDENTIAL -	STD
CONC-BLK	VINYL	CENTHEAT	METAL	1.00STHT			
CONIWALL	VINYL	CENTHEAT		'WALL			
				3 BDRM	1.00LFUF		

RES - IMP D AYB 1959 EYB 1967

DIMENSIONS: A-DU30DR18DU8DR12DD38DL30 B-MR8DD7DR13DU7DL13 C-MR8ML8MU30DR18DU8DL18DD8

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-	CND%=	FMV
A	01 SINGLE F	996	1.00	79.84	.8906		71.105	996	1.00	70820					
	0107 CENTHEAT			1.00			1.000	996		996					
	0102 VINYL							996							
	1.00 FULL BTH			3000.00			3000.000			3000					
B	81 PORCH	91	1.00	31.91	.7271		23.201	91	1.00	2111					
C	01 SINGLE F	144	1.00	79.84	.8906		71.105	144	1.00	10239					
	0107 CENTHEAT			1.00			1.000	144		144					
	0102 VINYL							144							
			HSF:	1140.00			%COMP: 100			87310	.86	75086	-.50-	=	37543
							STRUCTURE VALUE:			65.86	OGRCN/HSF	32.93	FMV/HSF		37543

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	15000	15000	100%	UNK		15000LV/AC
OTHERFEAT	3500	3500	100%	06112015		
STRUCTURE	37543	37543	100%	1748 -0350		TV/HSF
TOTAL	56043	56043	100%	58000	0096%	SP/HSF

APPRAISED-VALUE: 56043