

+OWNERSHIP 1001225 2024 1/04/2024
 NESSELROTTE WILLIAM R.
 1661 COBB ROAD
 KINSTON NC 28501
 DEED: 1780 505

PROPERTY DESCRIPTION
 SR 1903 & SR 1915
 L84900/16
 1661 COBB RD

TAX SUBDIVISIONS
 SOUTH WEST
 COUNTY/SOUTHWOOD FIRE

MAP NUMBER 454200044831
 RECORD NUMBER: 21991
 ROUTE 82000
 LISTER: LNLGLISH 5012023
 REVIEW:

CARD NO
 1

TOPO STREET UTILITY ZONING 1.280 ACRES NBHD
 8 8 : 0004
 E :

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13HBS-PAVED	1.00AC	15000	1.00	1.00	1.00	15000
2	40HRESIDUAL (CLE	.28AC	4000	1.00	1.00	1.00	1120

LAND VALUE: 16120

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	27CSTGBLD	1* 1	10.00			1	1.00	.01	500
61	43CMH-STORG	1* 1	5.00			1	1.00	.01	500
62	77CMETALGAR	31* 28	10.00			868	1.00		8680

OTHER VALUE: 9680

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

RES - IMP D AYB 1961 EYB 1972
 DIMENSIONS: A-DU28DR52DD28DL52 B-MR52MU18DR7DU10DL7DD10 C-MU18MR52MD18DU18DR7DU10DR5DD28DL12 D-MR52ML29DD6DR16DU
 6DL16 E-MR23MR7MU28DU8DR10DD8DL10

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%	-CND%=-	FMV
A	01 SINGLE F	1456	1.00	79.84	.8444		67.416	1456	1.00	98157					
	0111 GAS-PACK			2.00			2.000	1456		2912					
	0102 VINYL							1456							
	2.00 FULL BTH			3000.00			3000.000			6000					
B	01 SINGLE F	70	1.00	79.84	.8444		67.416	70	1.00	4719					
	0111 GAS-PACK			2.00			2.000	70		140					
	0102 VINYL							70							
C	79 CARPORT-	266	1.00	17.50	1.0000		17.500	266	1.00	4655					
D	81 PORCH	96	1.00	31.91	.7271		23.201	96	1.00	2227					
E	84 WOOD DEC	80	1.00	23.27	.6119		14.238	80	1.00	1139					
			HSF:	1526.00			%COMP: 100			119949	.86	103156	-.45-	=	56736
							RPCN:			67.59	OGRCN/HSF	37.17	FMV/HSF		56736

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	16120	16120	100%	WD		12593LV/AC
OTHERFEAT	9680	9680	100%	07272016		
STRUCTURE	56736	56736	100%	1780-505		TV/HSF
TOTAL	82536	82536	100%	75000	0110%	SP/HSF

APPRAISED-VALUE: 82536