

+OWNERSHIP 1007415
MILNER JEAN HOWARD

2024 1/04/2024

PROPERTY DESCRIPTION
SR 1903 TR 2 A
2049 COBB RD

TAX SUBDIVISIONS
SOUTH WEST
COUNTY/SOUTHWOOD FIRE

MAP NUMBER 454200116481
CARD NO 1
RECORD NUMBER: 22048
ROUTE 99000
LISTER: LNLEGLISH 5012023
REVIEW:

2049 COBB RD
KINSTON NC 28501
DEED: 1842 343

2049 COBB RD

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+---16---+
8          8
C          :
+-----+-----54-----+-----16-----+
:          :          :
:          :          :
2          :          :
2          :          :
:          :          :
:          :          :
A          :          :
+---14---+
B          :          :
1          7          D
0          +-----40-----+-----16-----+
+-----32-----+
  
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TOPO STREET UTILITY ZONING 2.500 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
2	41CRESEDUAL (WOO	1.50AC	2500	1.00	1.00	1.00	3750

LAND VALUE: 18750

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	20CSTRGSHLT	1*	12.50	1		1	1.00	.01	500
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 500

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

RES - IMP D AYB 1960 EYB 1977
DIMENSIONS: A-DU22DR54DD29DL40DU7DL14 B-DD10DR32DU3DL18DU7DL14 C-MU22DU8DR16DD8DL16 D-MR14MD7MR40DU29DR16DD29DL

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%	-CND% =	FMV
A	01 SINGLE F	1468	1.00	79.84	.8155		65.109	1468	1.00	95580					
	0111 GAS-PACK			2.00			2.000	1468		2936					
	0102 VINYL							1468							
	1.00 FULL BTH			3000.00			3000.000			3000					
B	81 PORCH	194	1.00	31.91	.6658		21.245	194	1.00	4121					
C	81 PORCH	128	1.00	31.91	.6921		22.084	128	1.00	2826					
D	01 SINGLE F	464	1.00	79.84	.8155		65.109	464		30210					
	0102 VINYL							464							
	1.00 FULL BTH			3000.00			3000.000			3000					
			HSF:	1932.00			%COMP: 100			RPCN: 141673	.86	121838	- .40-	=	73103
							STRUCTURE VALUE:			63.06	OGRCN/HSF	37.83	FMV/HSF		73103

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	18750	18750	100%	WD		7500LV/AC
OTHERFEAT	500	500	100%	10262018		
STRUCTURE	73103	73103	100%	1842-343		TV/HSF
TOTAL	92353	92353	100%	26500	0348%	SP/HSF

APPRAISED-VALUE: 92353