

+OWNERSHIP 1007482 2024 1/04/2024
 FORBUSH BILLY CECIL
 FORBUSH PATRICIA DAUGHETY
 731 COBB RD
 KINSTON NC 28501
 DEED: 1843 347

PROPERTY DESCRIPTION
 SR 1903
 731 COBB RD
 731 COBB RD

TAX SUBDIVISIONS
 SOUTH WEST
 COUNTY/SOUTHWOOD FIRE

MAP NUMBER CARD NO
 453300845569 1
 RECORD NUMBER: 22290
 ROUTE 20000
 LISTER: LNLEGLISH 5012023
 REVIEW:

+---16---+9---+12---+
 B E 6 +-----24-----+
 +-----47-----+ :
 : : :
 : : :
 2 : : 3 2
 8 : : 6 5
 : : :
 : : :
 A +C-----24-----+
 +-----40-----2 :
 +4D-----19-----+

TOPO STREET UTILITY ZONING 7.210 ACRES NBHD
 0004

NOTES:01 6.36AC FR22291 FOR 2019

| # | 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 | 1.41AC | 4000 | 1.00 | 1.00 | 1.00 | 4000 |
| 3 | 41CRESIDUAL (WOO | 4.80AC | 2500 | 1.00 | 1.00 | 1.00 | 2500 |

LAND VALUE: 32640

| # | OTHER FEAT | SIZE | BASERATE* | SIZ%* | ADJRATE* | UNITS | *OGR%-COND%* | OFB-VALU |
|---|------------|------|-----------|-------|----------|-------|--------------|----------|
| | | * | | | | | | |
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| | | * | | | | | | |

OTHER VALUE:

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - RESIDENTIAL - STD |
|----------|----------|----------|----------|----------|-------------------------------|
| BRICK | BRICK | HEATPUMP | COMPSHNG | 1.00STHT | |
| CONIWALL | | | | 3 BDRM | 1.00LFUF |

RES - IMP C AYB 1966 EYB 1987

DIMENSIONS: A-DU28DR47DU6DR12DD36DL19DU2DL40 B-MR22MU28DU8DR16DD8DL16 C-MU28MR22MR37MD22DR24DU25DL24DD25 D-MU

6MR59MD8ML19DD1DL4DU3DR4DD2 E-MD2MR40MU28ML2MU3DU6DR9DD6DL9

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%* | ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR%-CND%* | FMV |
|---|---------------|-----------|------|----------|--------|------------------|----------|-------|-----------|--------|------|--------|--------------|----------|
| A | 01 SINGLE F | 1762 | 1.00 | 79.84 | .8220 | | 65.628 | 1762 | 1.00 | 115636 | | | | |
| | 0110 HEATPUMP | | | 2.00 | | | 2.000 | 1762 | | 3524 | | | | |
| | 0103 BRICK | | | 3.00 | | | 3.000 | 1762 | | 5286 | | | | |
| | 2.00 FULL BTH | | | 3000.00 | | | 3000.000 | | | 6000 | | | | |
| | 1.00 FP | | | 3000.00 | | | 3000.000 | | | 3000 | | | | |
| B | 83 STOOP | 128 | 1.00 | 14.32 | .6493 | | 9.297 | 128 | 1.00 | 1190 | | | | |
| C | 79 CARPORT- | 600 | 1.00 | 17.50 | 1.0000 | | 17.500 | 600 | 1.00 | 10500 | | | | |
| D | 81 PORCH | 12 | 1.00 | 31.91 | .8101 | | 25.850 | 12 | 1.00 | 310 | | | | |
| E | 78 UTILITYB | 54 | 1.00 | 28.50 | 1.0000 | | 28.500 | 54 | 1.00 | 1539 | | | | |
| | | | HSF: | 1762.00 | | %COMP: 100 | | | RPCN: | 146985 | 1.00 | 146985 | -.30- | = 102890 |
| | | | | | | STRUCTURE VALUE: | | 83.41 | OGRCN/HSF | | | 58.39 | FMV/HSF | 102890 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|--------|-----------|------|----------|-------|-------------|
| LAND | 32640 | 32640 | 100% | WD | | 4527LV/AC |
| OTHERFEAT | | | % | 11082018 | | |
| STRUCTURE | 102890 | 102890 | 100% | 1843-347 | | TV/HSF |
| TOTAL | 135530 | 135530 | 100% | 153500 | 0088% | SP/HSF |

APPRAISED-VALUE: 135530