

+OWNERSHIP 1015381 2024 1/04/2024  
 DIXON REAL ESTATE INVESTMENT  
 308 PINE SHOAL DR  
 SNOW HILL NC 28580  
 DEED: 1941 781

PROPERTY DESCRIPTION  
 2586 DOBBS FARM RD  
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TAX SUBDIVISIONS  
 VANCE  
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER 451703300809  
 RECORD NUMBER: 25098  
 ROUTE 3010000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

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+-----21-----+
1 1
2 2
+-----44-----+ +-----8-----4
: +-----21-B-----+
: :
: : +-----20-----+
2 2 2
7 3 3
: : 1
: : 8
A C
+-----44-----+ +-----21-----+ +-----E-----20-----+
D---19-----+
  
```

TOPO STREET UTILITY ZONING .490 ACRES NBHD 0995

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	13EBS-PAVED	.49AC	12000	1.51	1.00	1.00	18118 8878

LAND VALUE:

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	21CBLDGS-NV	1* 2				2	1.00	.01	
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE:

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

RES - IMP C AYB 1972 EYB  
 DIMENSIONS: A-DU27DR44DU12DR21DD12DL8DD4DL13DD23DL44 B-MR57MU23DR8DU4DL8DD4 C-MU23MR57ML13MD23DU23DR21DD23DL  
 21 D-MR44ML20DD4DR19DU4DL19 E-MR24MR41MU1DR20DU18DL20DD18

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*-CND%*	FMV
A	01 SINGLE F	1492	1.00	79.84	.8134		64.941	1492	1.00	96891				
	0111 GAS-PACK			2.00			2.000	1492		2984				
	0103 BRICK			3.00			3.000	1492		4476				
	2.00 FULL BTH			3000.00			3000.000			6000				
B	02 SEMI-FIN	32	1.00	34.97	.7292		25.500	32	1.00	816				
	0211 GAS-PACK			2.00			2.000	32		64				
	0203 BRICK			3.00			3.000	32		96				
C	02 SEMI-FIN	483	1.00	34.97	.7292		25.500	483	1.00	12316				
	0211 GAS-PACK			2.00			2.000	483		966				
	0203 BRICK			3.00			3.000	483		1449				
D	81 PORCH	76	1.00	31.91	.7271		23.201	76	1.00	1763				
E	80 CANOPY	360	1.00	10.00	1.0000		10.000	360	1.00	3600				
			HSF:	2007.00		%COMP=	100		RPCN:	131421	1.00	131421	-.45-	= 72282
						STRUCTURE VALUE:		65.48	OGRCN/HSF			36.01	FMV/HSF	72282

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8878	8878	100%	UNK		81160
OTHERFEAT			%	08132008		
STRUCTURE	72282	72282	100%	1553 -0162		
TOTAL	81160	81160	100%	60000	0135%	
						APPRaised-VALUE: 81160