

+OWNERSHIP 1013681  
 DAVIS MELANIE  
 JONES AUSTIN  
 3409 DOBBS FARM RD  
 KINSTON NC 28504  
 DEED: 1919 620

2024 1/04/2024

PROPERTY DESCRIPTION  
 SR 1573 HULLWOOD G 10  
 L62,000/16

TAX SUBDIVISIONS  
 FALLING CREEK  
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER  
 450601496887  
 RECORD NUMBER: 3704  
 ROUTE 1087000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

CARD NO  
 1

3409 DOBBS FARM RD

+---6+-----46-----+  
 7 7  
 : C  
 +---+---6---+  
 :  
 :  
 : 1  
 1 8  
 8 :  
 :  
 :  
 : A  
 : B  
 +---12+-----40-----+  
 D 4  
 4-5--+

TOPO STREET UTILITY ZONING .610 ACRES NBHD  
 0008

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	2A LOT	1.00LT	12000		1.00	1.00	12000

LAND VALUE: 12000

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

OTHER VALUE:

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

RES - IMP D AYB 1978 EYB 1987

DIMENSIONS: A-DU18DL6DU7DR46DD25DL40 B-DU18DL12DD18DR12 C-ML6MU18DU7DL6DD7DR6 D-MU18ML6MR6MD18MR10DD4DR5DU4

DL5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1042	1.00	79.84	.9052		72.271	1042	1.00	75306				
	0110 HEATPUMP			2.00			2.000	1042		2084				
	0103 BRICK			3.00			3.000	1042		3126				
	1.00 FULL BTH			3000.00			3000.000			3000				
B	79 CARPORT-	216	1.00	17.50	1.0000		17.500	216	1.00	3780				
C	78 UTILITYB	42	1.00	28.50	1.0000		28.500	42	1.00	1197				
D	83 STOOP	20	1.00	14.32	1.0000		14.320	20	1.00	286				
			HSF:	1042.00			%COMP: 100			88779	.86	76349	-.30-	= 42756
			MKT	80.00			STRUCTURE VALUE:			73.27	OGRCN/HSF	41.03	FMV/HSF	42756

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	12000	12000	100%	WD		19672LV/AC
OTHERFEAT			%	06092021		
STRUCTURE	42756	42756	100%	1919-620		TV/HSF
TOTAL	54756	54756	100%	116500	0047%	SP/HSF

APPRAISED-VALUE: 54756