

+OWNERSHIP 1008158
EUBANKS JOSHUA KEITH

2024 1/04/2024

PROPERTY DESCRIPTION
SR 1573
3314 DOBBS FARM RD

TAX SUBDIVISIONS
FALLING CREEK
COUNTY/NORTH LENIOR FIRE

MAP NUMBER
450704506301
RECORD NUMBER: 3796
ROUTE 4006000
LISTER: LNLEGLISH 5012023
CARD NO
1
REVIEW:

3314 DOBBS FARM ROAD
KINSTON NC 28504
DEED: 1848 246

3314 DOBBS FARM RD

TOPO	STREET	UTILITY	ZONING	.450 ACRES		NBHD	
NOTES:							
#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13HBS-PAVED	.45AC	15000	1.57	1.00	1.00	10597
LAND VALUE:							10597
#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
60	01CDETGAR-F	1*	19.11	1		1	1.00 .01 7500
OTHER VALUE:							7500
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR	- RESIDENTIAL - STD	
BRICK	VINYL	GAS-PACK	COMPSHNG	1.00STHT			
CONIWALL				3 BDRM	1.00LFUF		

RES - IMP C AYB 1959 EYB 1992
DIMENSIONS: A-DU27DR43DD27DL43 B-MR23DD4DR17DU4DL17 C-MR23MR20DU19DR12DD19DL12 D-MR43MU19DR3DU8DL3DD8 E-MU19M
R43MR3DU8DR9DD8DL9

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1161	1.00	79.84	.8834		70.530	1161	1.00	81885				
	0111 GAS-PACK			2.00			2.000	1161		2322				
	0102 VINYL							1161						
	1.00 FULL BTH			3000.00			3000.000			3000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	81 PORCH	68	1.00	31.91	.7271		23.201	68	1.00	1577				
C	79 CARPORT-	228	1.00	17.50	1.0000		17.500	228	1.00	3990				
D	82 PORCH-EN	24	1.00	66.03	.6651		43.916	24	1.00	1053				
E	77 UTILITY	72	1.00	27.50	1.0000		27.500	72	1.00	1980				
				HSF:	1161.00	%COMP: 100		RPCN:		97607 1.00		97607 - .25-	=	73206
STRUCTURE VALUE:										84.07	OGRCN/HSF	63.05	FMV/HSF	73206

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	10597	10597	100%	WD		91303
OTHERFEAT	7500	7500	100%	01252019		
STRUCTURE	73206	73206	100%	1848-246		
TOTAL	91303	91303	100%	101500	0089%	

APPRaised-VALUE: 91303