

+OWNERSHIP 1002532 2024 1/04/2024
 WELCH LARRY C II
 WELCH HANNAH R THOMPSON
 1965 COBB RD
 KINSTON NC 28501
 DEED: 1795 411

PROPERTY DESCRIPTION
 SR 1903 TR 33
 1965 COBB RD

TAX SUBDIVISIONS
 SOUTH WEST
 COUNTY/SOUTHWOOD FIRE

MAP NUMBER CARD NO
 454200122041 1
 RECORD NUMBER: 38870
 ROUTE 94020
 LISTER: LNHCOOKE 7102023
 REVIEW:

+-6+----16-----+
 C 7 7
 +-6-+ +2
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 : :
 : :
 : :
 3 3
 4 4
 : :
 : :
 : :
 A :
 ++-----24-----+
 B :
 7 7
 +-----20-----+

| | | | | | |
|------|--------|---------|--------|--------------|------|
| TOPO | STREET | UTILITY | ZONING | 10.630 ACRES | NBHD |
| | | | | | 0004 |

NOTES:01 NEW METAL BLDG FOR 2018

| # | LAND CLASS | SIZE | * RATE | *SIZ* | *DPT* | *ADJ% | =LND-VALUE |
|---|------------------|--------|--------|-------|-------|-------|------------|
| 1 | 13HBS-PAVED | 1.00AC | 15000 | 1.00 | 1.00 | 1.00 | 15000 |
| 2 | 17HCLEAR-AP | .50AC | 3200 | 1.50 | 1.00 | 1.00 | 4800 |
| 3 | 26CWOODLAND-AVER | 9.13AC | 700 | 3.01 | 1.00 | 1.00 | 2107 |

LAND VALUE: 36636

| # | OTHER FEAT | SIZE | BASERATE* | SIZ%* | ADJRATE* | UNITS | *OGR%-COND%* | OFB-VALU |
|---|-------------|------|-----------|-------|----------|-------|--------------|----------|
| 2 | 78 METALCAR | * | 5.00 | | | 1 | | 6500 |
| | | * | | | | | | |
| | | * | | | | | | |
| | | * | | | | | | |
| | | * | | | | | | |
| | | * | | | | | | |

OTHER VALUE: 6500

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - RESIDENTIAL - STD |
|----------|----------|----------|-----------|----------|-------------------------------|
| CONC-BLK | ALUMINUM | HEATPUMP | COMP SHNG | 1.00STHT | |
| CONIWALL | | | | 'WALL | |
| | | | | 2 BDRM | 1.00LFUF |

RES - IMP D AYB EYB 1967
 DIMENSIONS: A-DU34DR6DU7DR16DD7DR2DD34DL24 B-MR2DD7DR20DU7DL20 C-MU34DU7DR6DD7DL6

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%* | ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR%-CND%* | FMV |
|---|-----------------|-----------|------|----------|--------|------------------|----------|-------|-----------|-------|-----|--------|--------------|---------|
| A | 01 SINGLE F | 928 | 1.00 | 79.84 | .9217 | | 73.588 | 928 | | 68289 | | | | |
| | 0110 HEATPUMP | | | 2.00 | | | 2.000 | 928 | | 1856 | | | | |
| | 0122 ALUMINUM | | | | | | | 928 | | | | | | |
| | 1.00 FULL BTH | | | 3000.00 | | | 3000.000 | | | 3000 | | | | |
| | 928.00 CPT/VINL | | | | | | | | | | | | | |
| | 928.00 ELECTRIC | | | | | | | | | | | | | |
| | 928.00 DBLPITCH | | | | | | | | | | | | | |
| | 928.00 PANEL | | | | | | | | | | | | | |
| B | 81 PORCH | 140 | | 31.91 | .6921 | | 22.084 | 140 | | 3091 | | | | |
| C | 81 PORCH | 42 | | 31.91 | .8101 | | 25.850 | 42 | | 1085 | | | | |
| | | | HSF: | 928.00 | | %COMP: 100 | | | RPCN: | 77321 | .86 | 66496 | -.50- | = 33248 |
| | | | | | | STRUCTURE VALUE: | | 71.65 | OGRCN/HSF | | | 35.82 | FMV/HSF | 33248 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|-------|-----------|------|------------|-------|------------------------|
| LAND | 36636 | 36636 | 100% | UNK | | 3446LV/AC |
| OTHERFEAT | 6500 | 6500 | 100% | 07292014 | | |
| STRUCTURE | 33248 | 33248 | 100% | 1725 -0864 | | TV/HSF |
| TOTAL | 76384 | 76384 | 100% | 12500 | 0611% | SP/HSF |
| | | | | | | APPRaised-VALUE: 76384 |