

+OWNERSHIP 1011921
 DOBBS LLC

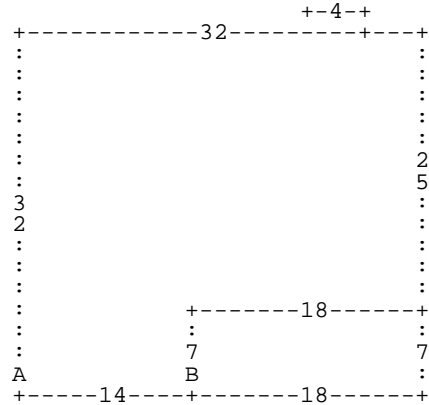
2024 1/04/2024

PROPERTY DESCRIPTION
 1607 STROUD AV 46/47/48
 1607 STROUD AV

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER
 452619506626
 RECORD NUMBER: 4774
 ROUTE 19113000
 LISTER: LNLEGLISH 5012023
 REVIEW:

1934 HWY 70 E
 KINSTON NC 28501
 DEED: 1891 613



TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA5	.190	0203

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	1J LOT	1.00LT	4000		1.00	1.00	4000

LAND VALUE:								4000	
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%	-COND%*	OFB-VALU

OTHER VALUE:						
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR	- RESIDENTIAL - STD
CONC-BLK	ASBESTOS	GAS-PACK	COMP SHNG	1.00STHT		
CONIWALL				'WALL		
				2 BDRM		

RES - IMP D AYB 1952 EYB 1942
 DIMENSIONS: A-DU32DR32DD25DL18DD7DL14 B-MR14DU7DR18DD7DL18 C-MR14MU7MR18MU25ML5DU3DL4DD3DR4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	898	1.00	79.84	.9310		74.331	898	1.00	66749				
	0111 GAS-PACK			2.00			2.000	898		1796				
	0115 ASBESTOS			1.00-			1.000-	898		898-				
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	126	1.00	31.91	.6921		22.084	126	1.00	2782				
C	83 STOOP	12	1.00	14.32	1.0000		14.320	12	1.00	171				
	HSF:			898.00			%COMP: 100	RPCN:		73600	.86	63296	- .75-	= 8703
	MKT			55.00			STRUCTURE VALUE:	70.48	OGRCN/HSF			9.69	FMV/HSF	8703

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	4000	4000	100%			12703
OTHERFEAT			%	00000000		21052LV/AC
STRUCTURE	8703	8703	100%	-		TV/HSF
TOTAL	12703	12703	100%		0000%	SP/HSF
						APPRAISED-VALUE: 12703