

+OWNERSHIP 1015530  
DOBBS LLC

2024 1/04/2024

PROPERTY DESCRIPTION  
809 N MCLEWEAN ST  
L39,900/2010

TAX SUBDIVISIONS  
KINSTON  
COUNTY/CITY OF KINSTON

MAP NUMBER  
452548451949  
RECORD NUMBER: 8235  
ROUTE 48083000  
LISTER: LNLEGLISH 5012023  
CARD NO  
1

PO BOX 71  
DOVER NC 28526  
DEED: 1945 377

809 N MCLEWEAN ST

+---21---+  
:  
2 2  
6 6  
:  
C  
+---21---+  
:  
:  
:  
3 3  
5 5  
:  
:  
:  
A  
+---23---+  
B 6  
6---21---+

TOPO	STREET	UTILITY	ZONING	.220 ACRES	NBHD
					0207

NOTES:01 RENOVATIONS FOR 1999

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	LN LOT	1.10LT	6000		1.00	1.00	6600

LAND VALUE: 6600

#	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	VINYL	GAS-PACK	COMP SHNG	2.00STHT	
CONIWALL	VINYL	GAS-PACK		'WALL	
				4 BDRM	

RES - IMP D AYB 1901 EYB 1942  
DIMENSIONS: A-DU35DR23DD35DL23 B-MR1DD6DR21DU6DL21 C-MR1MU35DU26DR21DD26DL21

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	805	2.00	79.84	.8070		64.430	1610	.95	98544				
	0111 GAS-PACK			2.00			2.000	805		1610				
	0102 VINYL							805						
	1.00 FULL BTH			3000.00			3000.000			3000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	81 PORCH	126	1.00	31.91	.6921		22.084	126	1.00	2782				
C	01 SINGLE F	546	1.00	79.84	.8070		64.430	546	1.00	35178				
	0111 GAS-PACK			2.00			2.000	546		1092				
	0102 VINYL							546						
			HSF:	2156.00			%COMP: 100			RPCN:	144006	.86	123845 - .75-	= 18577
			MKT	60.00			STRUCTURE VALUE:	57.44		OGRCN/HSF			8.61 FMV/HSF	18577

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	6600	6600	100%	WD		30000LV/AC
OTHERFEAT			%	02032022		
STRUCTURE	18577	18577	100%	1945-377		TV/HSF
TOTAL	25177	25177	100%	27000	0093%	SP/HSF

APPRAISED-VALUE: 25177