

+OWNERSHIP 1011784
DOBBS LLC

2024 1/04/2024

PROPERTY DESCRIPTION
905 W WASHINGTON AVE
905 W WASHINGTON AV

TAX SUBDIVISIONS
KINSTON

COUNTY/CITY OF KINSTON

MAP NUMBER 451512958477
RECORD NUMBER: 8254
ROUTE 12014000
LISTER: LNLEGLISH 5012023
CARD NO 1
REVIEW:

PO BOX 71
DOVER NC 28526
DEED: 1937 796

905 W WASHINGTON AV

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+-----23-----+
1             1
2             2
B             :
+-----+-----23-----+
:             :
:             :
:             :
2             :
7             3
:             1
:             :
:             :
A             :
+-----19---+---+
:             :
:             C 4
7             D4+-----16-----+
+-----15---7
  
```

TOPO STREET UTILITY ZONING .190 ACRES NBHD
RO 0303

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	1R LOT	1.00LT	8000		1.00	1.00	8000

LAND VALUE: 8000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%*	OFB-VALU
60	21CBLDGS-NV	1* 3				3	1.00 .01	

OTHER VALUE:

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

RES - IMP D AYB 1960 EYB 1967

DIMENSIONS: A-DU27DR35DD31DL16DU4DL19 B-MR12MU27DU12DR23DD12DL23 C-MU27MR12MR3MD27DD5DR4DU5DL4 D-MR15DD7DL15

DU7DR15

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	1009	1.00	79.84	.8714		69.572	1009	1.00	70198				
	0111 GAS-PACK			2.00			2.000	1009		2018				
	0103 BRICK			3.00			3.000	1009		3027				
	2.00 FULL BTH			3000.00			3000.000			6000				
B	01 SINGLE F	276	1.00	79.84	.8714		69.572	276	1.00	19201				
	0111 GAS-PACK			2.00			2.000	276		552				
	0103 BRICK			3.00			3.000	276		828				
C	81 PORCH	20	1.00	31.91	.8101		25.850	20	1.00	517				
D	84 WOOD DEC	105	1.00	23.27	.6119		14.238	105	1.00	1494				
			HSF:	1285.00		%COMP: 100			RPCN:	103835	.86	89298	-.50-	= 24556
			MKT	55.00		STRUCTURE VALUE:		69.49	OGRCN/HSF			19.10	FMV/HSF	24556

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8000	8000	100%			42105LV/AC
OTHERFEAT			%	00000000		
STRUCTURE	24556	24556	100%	-		TV/HSF
TOTAL	32556	32556	100%		0000%	SP/HSF

APPRAISED-VALUE: 32556