

+OWNERSHIP 1011921 2024 1/04/2024
 DOBBS LLC
 1934 HWY 70 E
 KINSTON NC 28501
 DEED: 1891 613

PROPERTY DESCRIPTION
 1418 MCADOO ST
 1418 MCADOO ST
 1418 MCADOO ST

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452506399583 1
 RECORD NUMBER: 9624
 ROUTE 6163000
 LISTER: LNLEGLISH 5012023
 REVIEW:

```

+-6--+
+-5-4  : 8
 4 D   : 8
+-----36-----C+
:
:
:
:
2      : 2
5      : 5
:
:
:
:
A
+-----36-----+
B      :
7      : 7
+-----18-----+
  
```

| TOPO | STREET | UTILITY | ZONING | ACRES | NBHD |
|------|--------|---------|--------|-------|------|
| | | | RA6 | .170 | 0204 |

| # | LAND CLASS | SIZE | *RATE | *SIZ%* | DPT%* | ADJ% | =LND-VALUE |
|---|------------|--------|-------|--------|-------|------|------------|
| 1 | 1Q LOT | 1.00LT | 7500 | | 1.00 | 1.00 | 7500 |

LAND VALUE: 7500

| # | OTHER FEAT | SIZE | BASERATE* | SIZ%* | ADJRATE* | UNITS | *OGR%-COND%* | OFB-VALU |
|---|------------|------|-----------|-------|----------|-------|--------------|----------|
| | | * | | | | | | |
| | | * | | | | | | |
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| | | * | | | | | | |
| | | * | | | | | | |

OTHER VALUE:

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - RESIDENTIAL - STD |
|----------|----------|----------|-----------|----------|-------------------------------|
| BRICK | WOOD | HEATPUMP | COMP SHNG | 1.00STHT | |
| CONIWALL | | | | 'WALL | |
| | | | | 3 BDRM | |

RES - IMP C AYB 1956 EYB 1967
 DIMENSIONS: A-DU25DR36DD25DL36 B-MR1DD7DR18DU7DL18 C-MR1MR35MU25DL6DU8DR6DD8 D-MU25MR36ML22DU4DL5DD4DR5

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%* | ADJRATE* | AREA* | %STY= | COST | OG% | OG RCN | -DEPR%-CND%* | FMV |
|---|---------------|-----------|------|----------|--------|---------|------------------|-------|-------|-------|-----------|--------|--------------|-------|
| A | 01 SINGLE F | 900 | 1.00 | 79.84 | .9310 | | 74.331 | 900 | 1.00 | 66897 | | | | |
| | 0110 HEATPUMP | | | 2.00 | | | 2.000 | 900 | | 1800 | | | | |
| | 0101 WOOD | | | | | | | 900 | | | | | | |
| | 1.00 FULL BTH | | | 3000.00 | | | 3000.000 | | | 3000 | | | | |
| B | 85 PATIO-BR | 126 | 1.00 | 7.50 | 1.0000 | | 7.500 | 126 | 1.00 | 945 | | | | |
| C | 77 UTILITY | 48 | 1.00 | 27.50 | 1.0000 | | 27.500 | 48 | 1.00 | 1320 | | | | |
| D | 83 STOOP | 20 | 1.00 | 14.32 | 1.0000 | | 14.320 | 20 | 1.00 | 286 | | | | |
| | | | HSF: | 900.00 | | | %COMP: 100 | | | 74248 | 1.00 | 74248 | -.50-.05= | 22924 |
| | | | MKT | 65.00 | | | STRUCTURE VALUE: | | | 82.49 | OGRCN/HSF | 25.47 | FMV/HSF | 22924 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|-------|-----------|------|----------|-------|-------------|
| LAND | 7500 | 7500 | 100% | | | 30424 |
| OTHERFEAT | | | % | 00000000 | | |
| STRUCTURE | 22924 | 22924 | 100% | - | | |
| TOTAL | 30424 | 30424 | 100% | | 0000% | |

APPRaised-VALUE: 30424