

+OWNERSHIP 1015819
NC RESIDENCE LLC

2024 1/04/2024

PROPERTY DESCRIPTION
801 ROSANNE DRIVE
FRPL/TWO UNITS
FOUR UNITS

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452613031230
RECORD NUMBER: 10997
ROUTE 13028000
LISTER: LNHCOOKE 4102023
CARD NO
1
REVIEW:

213 E LANE ST
RALEIGH NC 27601
DEED: 1949 693

801 ROSANNE DR

+---14---9---28---+9---14---+
8 B 8 C D 8
+-----74-----+
:
:
:
3
0
:
:
:
A
+-----74-----+

TOPO STREET UTILITY ZONING .350 ACRES NBHD
RA6 2009

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	2E LOT	1.00LT	16000		1.00	1.00	16000

LAND VALUE: 16000

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - APARTMENTS
CONCRETE	BRICK	HEATPUMP	LAMSHNGL	2.00STHT	
SLAB				'WALL	
				BDRM	

RES - IMP C AYB 1985 EYB 1994
DIMENSIONS: A-DU30DR74DD30DL74 B-MR14MU30DU8DR9DD8DL9 C-MU30MR14MR37DU8DR9DD8DL9 D-MU30MR51MR9DU8DR14DD8DL14 E-MU
30MR60ML9DU8DL28DD8DR28 F-MU30MR51ML37DU8DL14DD8DR14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY%	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	12 MULTI-FA	2220	2.00	57.92	.9738		56.402	4440	.95	237899					
	1210 HEATPUMP			2.00			2.000	2220		4440					
	1203 BRICK			3.00			3.000	2220		6660					
	2.00 FP			3000.00			3000.000			6000					
B	78 UTILITYB	72	1.00	28.50	1.0000		28.500	72	1.00	2052					
C	78 UTILITYB	72	1.00	28.50	1.0000		28.500	72	1.00	2052					
D	88 CONCRETE	112	1.00	4.25	.9847		4.184	112	1.00	468					
E	88 CONCRETE	224	1.00	4.25	.9745		4.141	224	1.00	927					
F	88 CONCRETE	112	1.00	4.25	.9847		4.184	112	1.00	468					
			HSF:	4440.00		%COMP: 100				260966	1.00	260966	-.30-	.12=	160756
						STRUCTURE VALUE:		58.77		OGRCN/HSF		36.20		FMV/HSF	160756

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	16000	16000	100%	UNK		45714LV/AC
OTHERFEAT			%	11062012		
STRUCTURE	160756	160756	100%	1672	-0652	TV/HSF
TOTAL	176756	176756	100%		0000%	SP/HSF
						APPRAISED-VALUE: 176756