

+OWNERSHIP 1015819
NC RESIDENCE LLC

2024 1/04/2024

PROPERTY DESCRIPTION
711 ROSANNE DRIVE
FOUR UNITS

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452613033100
RECORD NUMBER: 10998
ROUTE 13026000
LISTER: LNHCOOKE 4102023
CARD NO
1
REVIEW:

213 E LANE ST
RALEIGH NC 27601
DEED: 1949 693

711 ROSANNE DR

+-----70-----+
1 +-7-+ +-7-+ 1
2 8 : 8 : 2
B C 8 D 8
+-----70-----+
:
:
:
2
8
:
:
A
+-----70-----+

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			RA6	.320	2009

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

LAND VALUE: 16000
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 - APARTMENTS
CONCRETE BRICK HEATPUMP LAMSHNGL 2.00STHT
SLAB 'WALL
BDRM

RES - IMP C AYB 1984 EYB 1994
DIMENSIONS: A-DU28DR70DD28DL70 B-MU28DU12DR70DD12DL14DU8DL7DD8DL28DU8DL7DD8DL14 C-MU28MR14DU8DR7DD8DL7 D-MU28MR14MR35DU8DR7DD8DL7

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*	%STY=	COST	OQ%	OG RCN	-DEPR%-CND%=	FMV
A	12 MULTI-FA	1960	2.00	57.92	1.0000		57.920	3920	.95	215694				
	1210 HEATPUMP			2.00			2.000	1960		3920				
	1203 BRICK			3.00			3.000	1960		5880				
B	88 CONCRETE	728	1.00	4.25	.9234		3.924	728	1.00	2856				
C	78 UTILITYB	56	1.00	28.50	1.0000		28.500	56	1.00	1596				
D	78 UTILITYB	56	1.00	28.50	1.0000		28.500	56	1.00	1596				
				HSF:	3920.00		%COMP: 100	RPCN:		231542 1.00		231542 - .30- .12=		142631
STRUCTURE VALUE:								59.06	OGRCN/HSF			36.38	FMV/HSF	142631

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	16000	16000	100%	UNK		158631
OTHERFEAT			%	11062012		
STRUCTURE	142631	142631	100%	1672 -0652		
TOTAL	158631	158631	100%		0000%	
						APPRaised-VALUE: 158631