

+OWNERSHIP 1015819
NC RESIDENCE LLC

2024 1/04/2024

PROPERTY DESCRIPTION
803 ROSANNE DRIVE
FRPL/ALL 4 UNITS
FOUR UNITS

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452613030245
RECORD NUMBER: 11552
ROUTE 13029000
LISTER: LNHCOOKE 4102023
CARD NO
1
REVIEW:

213 E LANE ST
RALEIGH NC 27601
DEED: 1949 693

803 ROSANNE DR

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+---16---+ +-----32-----+ +---16---+
B      8  C                      8  D      8
+-----+ +-----74-----+ +-----+
:
:
:
:
3
0
:
:
:
A
+-----+ +-----74-----+
  
```

TOPO	STREET	UTILITY	ZONING	.340 ACRES	NBHD
			RA6		2009

#	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 1981 EYB 1991
DIMENSIONS: A-DU30DR74DD30DL74 B-MU30DU8DR16DD8DL16 C-MU30MR21DU8DR32DD8DL32 D-MU30MR21MR37DU8DR16DD8DL16

#	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					
	4.00 FP			3000.00			3000.000			12000					
B	88 CONCRETE	128	1.00	4.25	.9847		4.184	128	1.00	535					
C	88 CONCRETE	256	1.00	4.25	.9745		4.141	256	1.00	1060					
D	88 CONCRETE	128	1.00	4.25	.9847		4.184	128	1.00	535					
	HSF:			4440.00			%COMP: 100			263129	1.00	263129	-.35-	.12=	150510
	STRUCTURE VALUE:							59.26		OGRCN/HSF		33.89			FMV/HSF 150510

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	16000	16000	100%	UNK		166510
OTHERFEAT			%	11062012		47058LV/AC
STRUCTURE	150510	150510	100%	1672 -0652		TV/HSF
TOTAL	166510	166510	100%	0000%		SP/HSF
						APPRaised-VALUE: 166510