

+OWNERSHIP 12681 2024 1/04/2024
 BROADSTONE KINSTON LLC

PROPERTY DESCRIPTION
 2769 ROUSE RD EXT
 PACTIV

TAX SUBDIVISIONS
 VANCE
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER CARD NO
 451703441460 1
 RECORD NUMBER: 24762
 ROUTE 3035000
 LISTER: LNLEGLISH 5012023
 REVIEW:

800 CLINTON SQ
 ROCHESTER NY 14604
 DEED: 1756 369

+82-+ +44056+
 F-----G-----400-----+
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 : +45+60-+
 3 3 : :
 6 6 : :
 0 0 2 2
 : : 4 4
 : : 5 5
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 : : : :
 A C D : :
 +-----400-----+45+-60+
 E 0 0 B
 682-+ +-----167---6

2769 ROUSE RD EXT
 TOPO STREET UTILITY ZONING 25.970 ACRES NBHD
 2009

NOTES:01 NEW ADDITION FOR 2016

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	13HBS-PAVED	25.97AC	15000	1.00 1.00 1.00	15000 389550

LAND VALUE: 389550

#	OTHER FEAT	SIZE	BASERATE	*SIZ%*	ADJRATE*	UNITS	*OGR%*	-COND%*	OFB-VALU
60	93CSITEIMPR	1* 1				1	1.00	.01	50000
61	27CSTGBLD	1* 1	10.00			1	1.00	.01	5000

OTHER VALUE: 55000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	TILT-UP	HEATPUMP	TAR&GRAV	1.00STHT	
SLAB	TILT-UP	FWA/CAC		12'WALL BDRM	

IND - IMP C AYB 1980 EYB 1957

DIMENSIONS: A-DU360DR400DD360DL400 B-MR400DD60DL167DU60DR167 C-MR400DU245DR45DD245DL45 D-MR400MR45DU245DR60DD245
 DL60 E-MR445ML445DD60DR82DU60DL82 F-MU360DU60DR82DD60DL82 G-MU360MR106DU24DR44DU20DR56DD44DL100

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*-CND%*	FMV
A	98 SPINKLER	144000	1.00	4.00	.3750	1.00	1.500	144000	1.00	216000				
A	54 INDUSTRI	144000	1.00	36.22	.8643	1.13	35.373	144000	1.00	5093712				
	5412 FWA/CAC			7.79			7.790	144000		1121760				
	5420 TILT-UP							144000						
B	98 SPINKLER	10020	1.00	4.00	.6873	1.00	2.749	10020	1.00	27544				
B	30 OFC-AVG	10020	1.00	103.66	.7073	1.00	73.318	10020	1.00	734646				
	3010 HEATPUMP							10020						
	3020 TILT-UP							10020						
C	90 LOAD-COV	11025	1.00	16.00	1.0000		16.000	11025	1.00	176400				
D	91 LOAD RMP	14700	1.00	5.00	1.0000		5.000	14700	1.00	73500				
E	91 LOAD RMP	4920	1.00	5.00	1.0000		5.000	4920	1.00	24600				
F	91 LOAD RMP	4920	1.00	5.00	1.0000		5.000	4920	1.00	24600				
G	96 CANOPY-C	3520	1.00	10.00	1.0000		10.000	3520	1.00	35200				
				HSF:	154020.00	%COMP: 100		RPCN:		7527962 1.00	7527962 - .60- .25=		2258389	
STRUCTURE VALUE:									48.87	OGRCN/HSF		14.66	FMV/HSF	2258389

