+OWNERSHIP 30628 2025 2/22/2025	PROPERTY DESCRIPTION	TAX SUBDIVISIONS
POWELL RHOADES LLC	ROSEWOOD SENIOR APTS	VANCE
ROSE VISTA VILLAGE OF KINSTON	2130 ROSE VISTA RD	
150 MOYE COURT		COUNTY/CITY OF KINSTON
ROCKY MOUNT NC 27803		
DEED: 1025 594 KLP	2130 ROSE VISTA RD	

MAP NUMBER	CARD NO
452703307872	1
RECORD NUMBER: 24823	
ROUTE 3006000	
LISTER: LNKPALMER 2142025	
REVIEW: SP 12112023	

```
                  +--52--+
                  D--52--+
                  :      :
                  :      :
                  9      :
                  5      9C24+
                  :      5-241
                  :      :   2
                  :      :E24+
+--------138-------+      +--------138--------+
4                                             :
2                                             4
:                                             2
+A----------------+B--328-------------------+
```

TOPO	STREET	UTILITY	ZONING	39.101 ACRES	NBHD
FLOODZNE					00427

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	CBSCOMMERCIAL BU	5.00AC	30680		1.00	1.00 25771	128856
2	CR COMMERCIAL RE	7.00AC	6629		1.00	1.00 5568	38976
3	WOOWOODLAND	19.10AC	2938		1.00	1.00 2468	47143
4	WETWETLAND	8.00AC	750		1.00	1.00 750	6000

LAND VALUE: 220975

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
61	26CLNTO	24* 12	5.00	.98	4.900	288	1.00	.50	706
62	58CPAVING	*	2.00	.96	1.920	15000	1.00	.36	18432
63	51CPVCFENCE	*	12.80	1.04	13.312	300	1.00	.36	2556
64	23DSHED	10* 16	15.00	1.00	15.000	160	.85	.75	510
65	78CMETALCAR	18* 26	4.25	.94	3.995	468	1.00	.36	1197
		*							
		*							
		*							

OTHER VALUE: 23401

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:CDU PERCENTAGE
CONCRETE	BRICK	COMMHVAC	COMPSHNG	1.00STHT 8'WALL BDRM	

COMM - IMP C- AYB 1983 EYB

DIMENSIONS: A-DR328DU42DL138DU95DL52DD95DL138DD42 B-MR139DD10DR50DU10DL50 C-MU42MR138MU95MR52MD43DR24DD12DL24D
U12 D-MU42MR138MU95DU24DR52DD24DL52 E-MR328MU42ML138MU18DR24DU22DL24DD22

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	62 HOSPITAL	18716	1.00	153.75	.7856	.94	113.538	18716	1.00	2124977				
	0114 COMMHVAC			5.00			5.000	18716		93580				
	0103 BRICK			3.20			3.200	18716		59891				
B	81 PORCH	500	1.00	28.70	1.0000		28.700	500	1.00	14350				
C	88 CONCRETE	288		5.10	1.0400		5.304	288		1527				
D	88 CONCRETE	1248		5.10	.9000		4.590	1248		5728				
E	81 PORCH	528		28.70	1.0000		28.700	528		15153				

HSF: 18716.00 %COMP: 100 RPCN: 2315206 .95 2199445 - .50- .05= 1096973
MKT 105.00 STRUCTURE VALUE: 117.51 QGRCN/HSF 58.61 FMV/HSF 1096973

+OWNERSHIP 30628 2025 2/22/2025	PROPERTY DESCRIPTION	TAX SUBDIVISIONS
POWELL RHOADES LLC	ROSEWOOD SENIOR APTS	VANCE
ROSE VISTA VILLAGE OF KINSTON	2130 ROSE VISTA RD	
150 MOYE COURT		COUNTY/CITY OF KINSTON
ROCKY MOUNT NC 27803		
DEED: 1025 594 KLP	2130 ROSE VISTA RD	

MAP NUMBER 452703307872 CARD NO 2
RECORD NUMBER: 24823
ROUTE 3006000
LISTER: LNKPALMER 2142025
REVIEW: SP 12112023

```
  +-24+
  :   :
  5   5
 +0   0
 2:   :
 4+   1
 D+   9
 :    +
 :    2
+6    7
24    1
7:    8
C+   +4
+    :
5    5
0    0
B    :
+A24-+
```

TOPO	STREET	UTILITY	ZONING	39.101 ACRES	NBHD
FLOODZNE					00427

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE

LAND VALUE: 220975

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

OTHER VALUE: 23401

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:CDU PERCENTAGE
CONCRETE	BRICK	COMMHVAC	COMPSHNG	1.00STHT 8'WALL BDRM	

COMM - IMP C- AYB 1983 EYB

DIMENSIONS: A-DR24DU50DR4DU18DR3DU27DL3DU19DR4DU50DL24DD50DL4DD64DL4DD50 B-MU11DL6DU27DR6DD27 C-MU30MR4MU18 DL6DU27DR6DD27 D-MU30MR4MU64MR4MU11DL6DU27DR6DD27

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	75 COMAPT	4017	1.00	101.50	.9970	1.00	101.195	4017	1.00	406500				
	0114 COMMHVAC			5.00			5.000	4017		20085				
	0103 BRICK			3.20			3.200	4017		12854				
B	81 PORCH	162	1.00	28.70	1.0800		30.996	162	1.00	5021				
C	81 PORCH	162	1.00	28.70	1.0800		30.996	162	1.00	5021				
D	81 PORCH	162	1.00	28.70	1.0800		30.996	162	1.00	5021				

HSF: 4017.00 %COMP: 100 RPCN: 454502 .95 431776 - .50- .05= 215348
MKT 105.00 STRUCTURE VALUE: 107.48 QGRCN/HSF 53.60 FMV/HSF 215348

+OWNERSHIP 30628 2025 2/22/2025	PROPERTY DESCRIPTION	TAX SUBDIVISIONS
POWELL RHOADES LLC	ROSEWOOD SENIOR APTS	VANCE
ROSE VISTA VILLAGE OF KINSTON	2130 ROSE VISTA RD	
150 MOYE COURT		COUNTY/CITY OF KINSTON
ROCKY MOUNT NC 27803		
DEED: 1025 594 KLP	2130 ROSE VISTA RD	

MAP NUMBER	CARD NO
452703307872	3
RECORD NUMBER: 24823	
ROUTE 3006000	
LISTER: LNKPALMER 2142025	
REVIEW: SP 12112023	

```
+-246+
:   ::
5   52
0   07
:   +D
+   5+
:    :
5    :+
0    52
:    07
:    +C
+   +5
:   :
5   :+
0   52
:   07
:   +B
+A24+
```

TOPO	STREET	UTILITY	ZONING	39.101 ACRES	NBHD
FLOODZNE					00427

NOTES:

#	LAND CLASS	SIZE	*	RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE

LAND VALUE: 220975

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

OTHER VALUE: 23401

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:CDU PERCENTAGE
CONCRETE	BRICK	COMMHVAC	COMPSHNG	1.00STHT 8'WALL BDRM	

COMM - IMP C- AYB 1983 EYB

DIMENSIONS: A-DR24DU50DR5DU50DL5DU50DL24DD50DR5DD50DL5DD50 B-MR24MU12DR6DU27DL6DD27 C-MR24MU50MR5MU11DR6DU27DL 6DD27 D-MR24MU50MR5MU50ML5MU12DR6DU27DL6DD27

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG	RCN	-DEPR%	-CND%=	FMV
A	75 COMAPT	3600	1.00	101.50	1.0000	1.00	101.500	3600	1.00	365400						
	0114 COMMHVAC			5.00			5.000	3600		18000						
	0103 BRICK			3.20			3.200	3600		11520						
B	81 PORCH	162	1.00	28.70	1.0800		30.996	162	1.00	5021						
C	81 PORCH	162	1.00	28.70	1.0800		30.996	162	1.00	5021						
D	81 PORCH	162	1.00	28.70	1.0800		30.996	162	1.00	5021						

HSF: 3600.00 %COMP: 100 RPCN: 409983 .95 389483 - .50- .05= 194255

MKT 105.00 STRUCTURE VALUE: 108.18 QGRCN/HSF 53.95 FMV/HSF 194255

+OWNERSHIP 30628 2025 2/22/2025	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER CARD NO
POWELL RHOADES LLC	ROSEWOOD SENIOR APTS	VANCE	452703307872 4
ROSE VISTA VILLAGE OF KINSTON	2130 ROSE VISTA RD		RECORD NUMBER: 24823
150 MOYE COURT		COUNTY/CITY OF KINSTON	ROUTE 3006000
ROCKY MOUNT NC 27803			LISTER: LNKPALMER 2142025
DEED: 1025 594 KLP	2130 ROSE VISTA RD		REVIEW: SP 12112023

++-24-+
2: :
75 5
D0 0
: :
4+ 14
: 9
+ +
6 2
4 7
C 1
: 8
+4 4+
+: :
25 5
70 0
B+ :
+A24-+

TOPO	STREET	UTILITY	ZONING	39.101 ACRES	NBHD
FLOODZNE					00427

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE

LAND VALUE: 220975

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

OTHER VALUE: 23401

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:CDU PERCENTAGE
CONCRETE	BRICK	COMMHVAC	COMPSHNG	1.00STHT 8'WALL BDRM	

COMM - IMP C- AYB 1983 EYB

DIMENSIONS: A-DR24DU50DL4DU18DR3DU27DL3DU19DR4DU50DL24DD50DL4DD64DR4DD50 B-MU11DL6DU27DR6DD27 C-MU50ML4MU18 DL6DU27DR6DD27 D-MU50ML4MU64MR4MU11DL6DU27DR6DD27

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	75 COMAPT	4017	1.00	101.50	.9970	1.00	101.195	4017	1.00	406500				
	0114 COMMHVAC			5.00			5.000	4017		20085				
	0103 BRICK			3.20			3.200	4017		12854				
B	81 PORCH	162	1.00	28.70	1.0800		30.996	162	1.00	5021				
C	81 PORCH	162	1.00	28.70	1.0800		30.996	162	1.00	5021				
D	81 PORCH	162	1.00	28.70	1.0800		30.996	162	1.00	5021				

HSF: 4017.00 %COMP: 100 RPCN: 454502 .95 431776 - .50- .05= 215348

MKT 105.00 STRUCTURE VALUE: 107.48 QGRCN/HSF 53.60 FMV/HSF 215348

+OWNERSHIP 30628 2025 2/22/2025	PROPERTY DESCRIPTION	TAX SUBDIVISIONS
POWELL RHOADES LLC	ROSEWOOD SENIOR APTS	VANCE
ROSE VISTA VILLAGE OF KINSTON	2130 ROSE VISTA RD	
150 MOYE COURT		COUNTY/CITY OF KINSTON
ROCKY MOUNT NC 27803		
DEED: 1025 594 KLP	2130 ROSE VISTA RD	

MAP NUMBER 452703307872 CARD NO 5
RECORD NUMBER: 24823
ROUTE 3006000
LISTER: LNKPALMER 2142025
REVIEW: SP 12112023

```
+-24+
:   :+
5   52
0   07
:   +D
+7  +7+
 :    :
 5    :+
 0    52
 :    07
 :    +C
 +8   8+
  :    :
  5    +6+
  0    5 2
  :    0 7
  :    +B6
  +A24-+
```

TOPO	STREET	UTILITY	ZONING	39.101 ACRES	NBHD
FLOODZNE					00427

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE

LAND VALUE: 220975

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

OTHER VALUE: 23401

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:CDU PERCENTAGE
CONCRETE	BRICK	COMMHVAC	COMPSHNG	1.00STHT 8'WALL BDRM	

COMM - IMP C- AYB 1983 EYB

DIMENSIONS: A-DR24DU50DL8DU50DL7DU50DL24DD50DR7DD50DR8DD50 B-MR24MU11DR6DU27DL6DD27 C-MR24MU50ML8MU11DR6DU27DL 6DD27 D-MR24MU50ML8MU50ML7MU11DR6DU27DL6DD27

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG	RCN	-DEPR%-	CND%=	FMV
A	75 COMAPT	3600	1.00	101.50	1.0000	1.00	101.500	3600	1.00	365400						
	0114 COMMHVAC			5.00			5.000	3600		18000						
	0103 BRICK			3.20			3.200	3600		11520						
B	81 PORCH	162	1.00	28.70	1.0800		30.996	162	1.00	5021						
C	81 PORCH	162	1.00	28.70	1.0800		30.996	162	1.00	5021						
D	81 PORCH	162	1.00	28.70	1.0800		30.996	162	1.00	5021						

HSF: 3600.00 %COMP: 100 RPCN: 409983 .95 389483 - .50- .05= 194255
MKT 105.00 STRUCTURE VALUE: 108.18 QGRCN/HSF 53.95 FMV/HSF 194255

```
+OWNERSHIP 30628          2025  2/22/2025    |PROPERTY DESCRIPTION          |TAX SUBDIVISIONS          |MAP NUMBER              CARD NO
 POWELL RHOADES LLC                          |ROSEWOOD SENIOR APTS          |VANCE                     |452703307872                 6
 ROSE VISTA VILLAGE OF KINSTON               |2130 ROSE VISTA RD            |                          |RECORD NUMBER: 24823
 150 MOYE COURT                              |                              |COUNTY/CITY OF KINSTON    |ROUTE  3006000
 ROCKY MOUNT NC 27803                        |                              |                          |LISTER: LNKPALMER   2142025
 DEED: 1025   594                     KLP    |2130 ROSE VISTA RD            |                          |REVIEW: SP  12112023
              +-18-+--27--+--19-+------50-----+ TOPO     |STREET  |UTILITY |ZONING                39.101  ACRES                NBHD
 +------50-----5                           2 FLOODZNE |        |        |                                                     00427
 2                                         4            |        |        | NOTES:
 4                                 5--+--50------+      |        |        |
 :             5----+--64--------+  D--27---+            #|LAND CLASS      |    SIZE   *  RATE  *SIZ%*DPT%*ADJ%                =LND-VALUE
 +A+----50-----+    C--27--+
   B--27---+
                                                         LAND VALUE:                                                            220975
                                                           #|OTHER FEAT |    SIZE      BASERATE*SIZ%=   ADJRATE*   UNITS *QGR%-COND%=OFB-VALU
                                                                          *
                                                                          *
                                                                          *
                                                                          *
                                                                          *
                                                                          *
                                                                          *
                                                                          *
                                                         OTHER VALUE:                                                           23401
                                                         FNDATION|XTRFNISH|HEAT&AIR|ROOFMTRL|SIZE/QTY| DPRT:CDU PERCENTAGE
                                                         CONCRETE|BRICK   |COMMHVAC|COMPSHNG|1.00STHT|
                                                                                     8'WALL|
                                                                                       BDRM|
 COMM - IMP              C-    AYB 1983 EYB
 DIMENSIONS: A-DR50DU5DR64DU5DR50DU24DL50DD5DL19DU3DL27DD3DL18DD5DL50DD24 B-MR11DD6DR27DU6DL27 C-MR50MU5MR18
            DD6DR27DU6DL27 D-MR50MU5MR64MU5MR11DD6DR27DU6DL27
 # |STRUCTURE      |SKTCH-SF* STHT BASERATE *SIZE% *WLHT%= ADJRATE*     AREA*%STY=     COST  QG%      QG RCN -DEPR%-CND%=       FMV
  A|75   COMAPT    |     4017| 1.00|   101.50 |  .9970|1.00| 101.195 |      4017|1.00|     406500
   |0114 COMMHVAC  |         |     |     5.00 |       |    |   5.000 |      4017|    |      20085
   |0103 BRICK     |         |     |     3.20 |       |    |   3.200 |      4017|    |      12854
  B|81   PORCH     |      162| 1.00|    28.70 |1.0800 |    |  30.996 |       162|1.00|       5021
  C|81   PORCH     |      162| 1.00|    28.70 |1.0800 |    |  30.996 |       162|1.00|       5021
  D|81   PORCH     |      162| 1.00|    28.70 |1.0800 |    |  30.996 |       162|1.00|       5021
                                HSF:      4017.00       %COMP: 100          RPCN:     454502  .95      431776 - .50- .05=     215348
                                   MKT 105.00     STRUCTURE VALUE:              107.48 QGRCN/HSF          53.60 FMV/HSF       215348
```

OWNERSHIP 30628 2025 2/22/2025	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
POWELL RHOADES LLC	ROSEWOOD SENIOR APTS	VANCE	452703307872	7
ROSE VISTA VILLAGE OF KINSTON	2130 ROSE VISTA RD		RECORD NUMBER: 24823	
150 MOYE COURT		COUNTY/CITY OF KINSTON	ROUTE 3006000	
ROCKY MOUNT NC 27803			LISTER: LNKPALMER 2142025	
DEED: 1025 594 KLP	2130 ROSE VISTA RD		REVIEW: SP 12112023	

```
+--19-+----27---+--18--+
:                8      +----27---3
2                +--19--3         +--18-+
5                                       :
:                                       2
+A----+----64---+------+                5
      B         6      8                :
      6---27----+      +------+---64----------+
                              C---27----+
```

TOPO	STREET	UTILITY	ZONING	39.101 ACRES	NBHD
FLOODZNE					00427
			NOTES:		

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE

LAND VALUE: 220975

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

OTHER VALUE: 23401

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:CDU PERCENTAGE
CONCRETE	BRICK	COMMHVAC	COMPSHNG	1.00STHT 8'WALL BDRM	

COMM - IMP C- AYB 1983 EYB

DIMENSIONS: A-DR64DD8DR64DU25DL18DU3DL27DD3DL19DU8DL18DU3DL27DD3DL19DD25 B-MR19DD6DR27DU6DL27 C-MR64MD8MR19
DD6DR27DU6DL27

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	75 COMAPT	3362	1.00	101.50	1.0000	1.00	101.500	3362	1.00	341243				
	0114 COMMHVAC			5.00			5.000	3362		16810				
	0103 BRICK			3.20			3.200	3362		10758				
B	81 PORCH	162	1.00	28.70	1.0800		30.996	162	1.00	5021				
C	81 PORCH	162	1.00	28.70	1.0800		30.996	162	1.00	5021				

HSF: 3362.00 %COMP: 100 RPCN: 378853 .95 359910 - .50- .05= 179505
MKT 105.00 STRUCTURE VALUE: 107.05 QGRCN/HSF 53.39 FMV/HSF 179505

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE 2555408
LAND			220975	152969	144%	UNK		5651LV/AC	
OTHERFEAT			23401	95000	24%	05161995			
STRUCTURE			2311032	1988416	116%	1025 -0594		TV/HSF	
TOTAL			2555408	2236385	114%	2562500	0099%	SP/HSF	

APPRAISED-VALUE: 2555408