

+OWNERSHIP 1016489
WOOTEN S DILLON JR

2024 1/04/2024

PROPERTY DESCRIPTION
706 ROSANNE DR
KINSTON PULMONARY

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER
452613023677
RECORD NUMBER: 7531
ROUTE 13037000
LISTER: LNLEGLISH 5012023
REVIEW:

CARD NO
1

PO BOX 10907
GOLDSBORO NC 27532
DEED: 1954 527

706 ROSANNE DR

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+-----61-----+10+
:                11D0
:                :
:                :
:                :
5                4
8                0
:                :
:                :
:                :
A  B54          C--24--+
+1245+---30---6--24--6
:                E
:                :
:                :
4                4
2                2
:                :
:                :
+--20--+

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TOPO	STREET	UTILITY	ZONING	1.190 ACRES	NBHD
					0995

NOTES:01 1&22/100 AC TO RN 100088
01 FOR 2016

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	10XLAND	1.19AC	100000	1.00	1.00	1.00	100000

LAND VALUE: 119000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%	-COND%*	OFB-VALU
60	56CPARKLOT	1*	1			1	1.00	.01	15000
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 15000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	HEATPUMP	LAMSHNGL	1.00STHT	
SLAB				9'WALL	
				BDRM	

COMM - IMP C+5 AYB 2003 EYB
DIMENSIONS: A-DU58DR61DD12DR10DD40DL24DD6DL30DU4DL5DD4DL12 B-MR12DU4DR5DD4DL5 C-MR12MR35DU6DR24DD6DL24 D-MR47MR
24MU46DL10DU12DR10DD12 E-MU46MR71MD46ML15DD42DL20DU42DR20

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	32 OFC-MED	3834	1.00	127.13	.7919	.95	95.640	3834	1.00	366683					
	3210 HEATPUMP							3834							
	3203 BRICK							3834							
B	81 PORCH	20	1.00	31.91	.8101		25.850	20	1.00	517					
C	81 PORCH	144	1.00	31.91	.6921		22.084	144	1.00	3180					
D	81 PORCH	120	1.00	31.91	.6921		22.084	120	1.00	2650					
E	79 CARPORT-	840	1.00	17.50	1.0000		17.500	840	1.00	14700					
			HSF:	3834.00			%COMP: 100			387730	1.05	407116	-.18-	=	333836
							STRUCTURE VALUE:	106.18		OGRCN/HSF		87.07	FMV/HSF		333836

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	119000	119000	100%	WD		100000LV/AC
OTHERFEAT	15000	15000	100%	05022022		
STRUCTURE	333836	333836	100%	1954-527		TV/HSF
TOTAL	467836	467836	100%	626000	0074%	SP/HSF

APPRAISED-VALUE: 467836