

TRAN THANH MINH
 2518 MCNAIR ST SW
 L2S2 CRESTVIEW 1.00LT
 .240 AC

Wilson County
 N2 FOUND YR 2024 3711354729.000
 2518 MCNAIR ST SW
 PIN: 3711 35 4729 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1129015
 NBHD: 8079 CRESTVIEW
 Plat Bk/Pg 10 54 APPR: KRC APPR DT: 6/23/2022
 EXCD: NOTICE: 82 3/08/2024

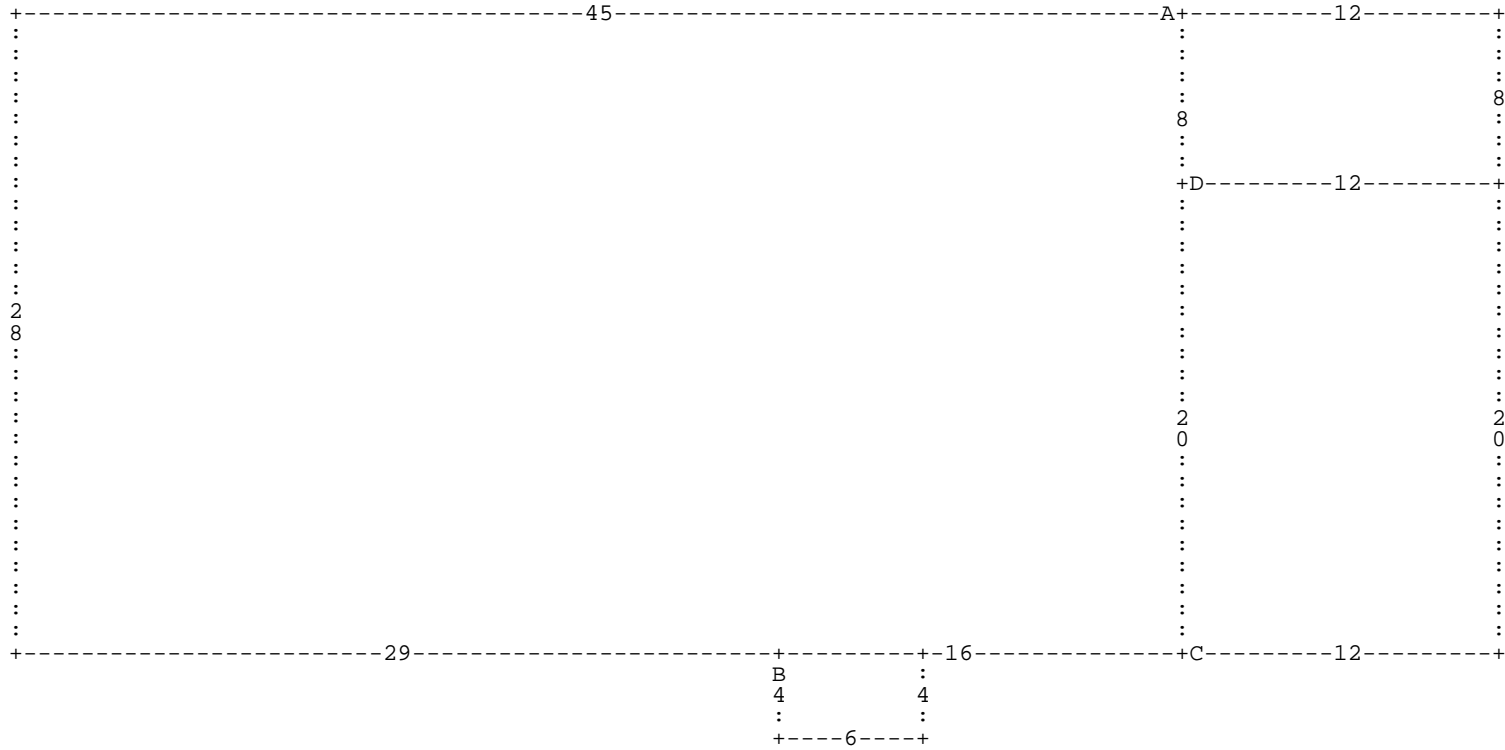
Bldg No. 1
 Imp Desc: R1.0 SFR-1.0 STY EYB: 1995 2518 MCNAIR ST SW Exempt Code LAND VALUE 30,000
 Grade : C+10 C+10 GRADE AYB: 1967 Finished Area: 1,260.00 MISC VALUE 0
 # of Units 4 Rms 3 Bedrms 1.0 Bathrms 1 HBaths BLDG VALUE 154,191
 TOTAL VALUE 184,191

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1031 CARPORT	100		240	27.90			100.00			6,696
AC 1053 STOOP-MAS	100		24	19.40			120.00			558
AC 1071 UTILITY STG-FR	100		96	39.45			104.00			3,938
MA 111 SFR-1.0 STY	100		1260	136.00	1.00		104.38			178,864
- AR 10 FORCED AIR HEAT W/ A100			1260	.00						0
- BT BT FULL BATH	100		1-	5500.00						5,500-
- BT HBT HALF BATH	100		1	3667.00						3,667
- EW 18 BRICK VENEER	100		146	35.00						5,110
- FC 49 HARDWOOD/VINYL	100		1260	3.25						4,095
- FN 03 CONT WALL-BRICK	100		146	.00						0
- IF 01 DRYWALL	100		1260	.00						0
- RC 02 COMPOSITION SHINGLE	100		1260	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1260	.00						0
RCN...		PCT COMPLETE			100	x				197,428
QUAL..	C+10				110.00	x				217,170
DEPR.. RC					29.00	-		62,979		62,979 T
--ASV...										154,191

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
FIXED FC,IF PER AUDIT 4'23 WBOR LISTING				2993	31	WD	11/15/2022			175,000
	AMOUNT			2968	717	WD	6/15/2022			105,000
	AMOUNT			2013E	133	WI	2/15/2013	E		
				1990	CDTH	CDTH	12/31/2003	E		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
							.00					
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	SR6	LT 0100	1.000	30,000.00	140	.00	.00	.00	100.00	.00	.00	.00	30,000	



:A DL45 DD28 DR29 :B DD4 DR6 DU4 DL6 * DR16 :C DR12 DU20 DL12 DD20 * DU20 :D DR1
 2 DU8 DL12 DD8 * DU8 *

A= MA 111
D= AC 1071

1,260.00 SFR-1.0 STY
 96.00 UTILITY STG-F

B= AC 1053

24.00 STOOP-MAS

C= AC 1031

240.00 CARPORT