

BARNES DANNY TYRUS  
 1305 KENAN ST W  
 .297 AC 1.00LT

Wilson County  
 N2 FOUND YR 2024 3712857707.000  
 1305 KENAN ST W  
 PIN: 3712 85 7707 000  
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1112401  
 NBHD: 8152 KENAN\_RA-12S  
 Plat Bk/Pg 4 74 APPR: KRC APPR DT: 4/10/2018  
 EXCD: NOTICE: 82 3/08/2024

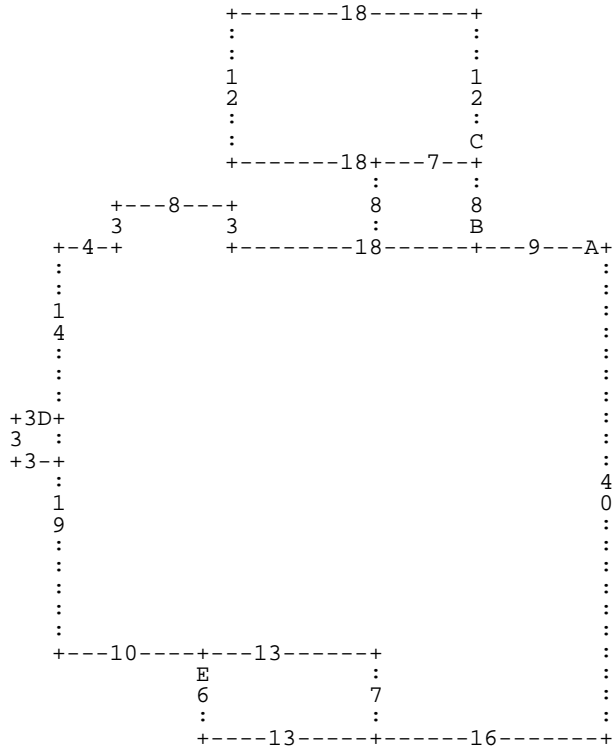
Bldg No. 1  
 Imp Desc: R1.5 SFR-UPTO 1.5 STY EYB: 1988 1305 KENAN ST W Exempt Code LAND VALUE 40,000  
 Grade : C+05 C+05 GRADE AYB: 1940 Finished Area: 2,206.00 MISC VALUE 4,127  
 # of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths BLDG VALUE 170,736  
 TOTAL VALUE 214,863

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1021 GARAGE-ATT-FR	100		216	42.55			110.00			10,109
AC 1052 PORCH-OPEN-MAS	100		78	29.10	1.00	100.00	106.00			2,405
AC 1053 STOOP-MAS	100		9	19.40			120.00			209
AC 1071 UTILITY STG-FR	100		56	39.45			106.00			2,341
MA 112 SFR-1.5 STY	100		1423	116.00	1.55		94.06			155,262
MA 112 (UPPER FLOORS)	100		783	116.00	1.55	100.00	94.06			85,432
- AR 10 FORCED AIR HEAT W/ A100			2206	.00						0
- EW 18 BRICK VENEER	100		164	35.00						5,740
- FC 20 HARDWOOD/CARPET	100		2206	2.00						4,412
- FN 03 CONT WALL-BRICK	100		164	.00						0
- FP 3 1STY SNGL	100		1	5100.00						5,100
- IF 08 DRYWALL/PLASTER	100		1423	.00						0
- RC 02 COMPOSITION SHINGLE	100		1423	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1423	.00						0
-----										
RCN...			PCT COMPLETE		100	x				271,010
QUAL..	C+05				105.00	x				284,560
DEPR.. RC					40.00	-		113,824		113,824 T
--ASV...										170,736

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
CORRECTED MA FROM 2.0 TO 1.5 ADJUSTED EYB 4'19				2737	150	WD	3/28/2018			172,000
	AMOUNT			2126	145	WD	8/30/2005	X		170,000
	AMOUNT			1927	24	WD	1/09/2003			154,000
						@	10/25/1999	@		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1121	GARAGE 012 X 018	216.00	51.50	1900	1973	MAV	65.00	100			4,127	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	SR4	LT 0100	1.000	40,000.00	145	.00	.00	.00	100.00	.00	.00	.00	40,000	



:A DL9 :B DU8 :C DU12 DL18 DD12 DR18 \* DL7 DD8 DR7 \* DL18 DU3 DL8 DD3 DL4 DD14 :  
D DL3 DD3 DR3 DU3 \* DD19 DR10 :E DD6 DR13 DU6 DL13 \* DR13 DD7 DR16 DU40 \*

A= MA 112  
D= AC 1053

1,423.00 SFR-1.5 STY  
9.00 STOOP-MAS

B= AC 1071  
E= AC 1052

56.00 UTILITY STG-F  
78.00 PORCH-OPEN-MA

C= AC 1021

216.00 GARAGE-ATT-FR