

MANNING KYLE F  
 1407 KENAN ST NW  
 P310L311L312P300-P302 1LT  
 .892 AC

Wilson County  
 N2 FOUND YR 2024 3712863199.000  
 1407 KENAN ST NW  
 PIN: 3712 86 3199 000  
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1119855  
 NBHD: 8152 KENAN\_RA-12S  
 Plat Bk/Pg 1 239 APPR: KRC APPR DT: 7/01/2020  
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1  
 Imp Desc: R1.5 SFR-UPTO 1.5 STY EYB: 1990 1407 KENAN ST NW Exempt Code  
 Grade : B+05 B+05 GRADE AYB: 1958 Finished Area: 3,466.00  
 # of Units 12 Rms 5 Bedrms 3.0 Bathrms 1 HBaths

LAND VALUE 71,670  
 MISC VALUE 5,128  
 BLDG VALUE 423,900  
 TOTAL VALUE 500,698

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1022 GARAGE-ATT-MAS	100		864	44.65		100.00	80.00			30,862
AC 1052 PORCH-OPEN-MAS	100		272	29.10			97.00			7,677
AC 1053 STOOP-MAS	100		21	19.40		100.00	120.00			488
AC 1054 PORCH-SCR-MAS	100		16	45.80		100.00	225.00			1,648
AC 1055 PORCH-ENCL-GL	100		492	78.25	1.00	100.00	90.00			34,649
AC 1061 PATIO-CONC	100		740	7.50		100.00	55.00			3,052
AC 1064 DECK-WOOD	100		144	24.95		100.00	102.00			3,664
MA 112 SFR-1.5 STY	100		2988	116.00	1.16		87.19			302,206
MA 112 (UPPER FLOORS)	100		478	116.00	1.16	100.00	87.19			48,344
- AR 10 FORCED AIR HEAT W/ A100			3466	.00						0
- AT UAT UNF ATTIC	16		478	27.00			87.19			11,252
- 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		268	35.00						9,380
- FC 20 HARDWOOD/CARPET	100		3466	2.00						6,932
- FN 03 CONT WALL-BRICK	100		268	.00						0
- FP 3 1STY SNGL	100		2	5100.00						10,200
- IF 08 DRYWALL/PLASTER	100		2988	.00						0
- RC 07 WOOD SHAKES/3D-SHING100			2988	.00						0
- RT 03 DOUBLE PITCH ROOF	100		2988	.00						0

RCN... PCT COMPLETE 100 x 479,521  
 QUAL.. B+05 130.00 x 623,381  
 DEPR.. RB 32.00 - 199,481 T 199,481  
 --ASV... 423,900

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
FIX SFR & ADDED ATT GAR 4 '09-GRW. OB 4 '11.	BP00001271A		1/10/2012	2840	865	WD	6/30/2020			400,000
ADJUSTED HVAC,PORCHES	AMOUNT		22,000	2099	725	WD	4/25/2005			400,000
PERMIT CODE: N MO/YR: 042005 NOTE: ATT GAR	BP00101261A		6/09/2010	1909	833	WD	10/16/2002	X		300,000
	AMOUNT		4,500			@	10/25/1999	@		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STG-FR 8 X 8	64.00	24.00	1970	1970	MAV	65.00	100			527	
82 1151	PORCH-DET-FR 12 X 12	144.00	41.55	2010	2010	MAV	28.00	100			4,308	
83 1141	CANOPY-DET 12 X 12	144.00	5.80	1990	1990	MAV	65.00	100			293	
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	SR4	LT 0100	2.500	40,000.00	286	.00	.00	.00	71.67	.00	.00	71.67	71,670	

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+-----37-----+
+--12-1          :
1  2 2          2
2  0 J          0
+--12--+--7-I   :
+----15--+--7-+  H
A +-----3-----+
:                :
:                :
2                2
2                2
:                1
:                :
+--6+          +C-14--+ +--12--+44
:                4          4 G
:                +-----22--+--+
:                :
2                :
8                :
:                :
:                2
:                9
+6--+          :
:                :
2                :F-----24-----+
0                1-----36-----+
:                B                :
:                0                8:
+----22-----+-----34-----+
:                :
:                3
:                6
:                :
:                :
:                :
+-----24-----+
    
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:A DD22 DL6 DD28 DR6 DD20 DR22 DU10 :B DD8 DR34 DU8 DL34 \* DR36 DU5 :F DR24 DD36  
DL24 DU36 \* DU29 :G DU4 DL4 DD4 DR4 \* DL22 DU4 DL14 :C DR14 DD4 DR18 DU4 DL12 D  
U21 :H DU20 DL37 DD20 DR37 \* DL20 DD21 \* DU22 DL7 :I DU3 DL7 :J DU12 DL12 DD12 D  
R12 \* DD3 DR7 \* DL15 \*

<b>A=</b> MA 112	2,988.00 SFR-1.5 STY	<b>B=</b> AC 1052	272.00 PORCH-OPEN-MA	<b>C=</b> AC 1055	492.00 PORCH-ENCL-GL
<b>F=</b> AC 1022	864.00 GARAGE-ATT-MA	<b>G=</b> AC 1054	16.00 PORCH-SCR-MAS	<b>H=</b> AC 1061	740.00 PATIO-CONC
<b>I=</b> AC 1053	21.00 STOOP-MAS	<b>J=</b> AC 1064	144.00 DECK-WOOD		