

BACHARA PAMELA B
 1604 KENAN ST NW
 BK-B L7-9 WEST END PK 1LT
 .310 AC

Wilson County
 N2 FOUND YR 2024 3712871163.000
 1604 KENAN ST NW
 PIN: 3712 87 1163 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1132559
 NBHD: 8152 KENAN_RA-12S
 Plat Bk/Pg 4 14 APPR: KRC APPR DT: 12/07/2023
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1
 Imp Desc: R1.0 SFR-1.0 STY EYB: 2000 1604 KENAN ST NW Exempt Code
 Grade : C+05 C+05 GRADE AYB: 1940 Finished Area: 1,557.00
 # of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths

LAND VALUE 54,000
 MISC VALUE 1,129
 BLDG VALUE 181,157
 TOTAL VALUE 236,286

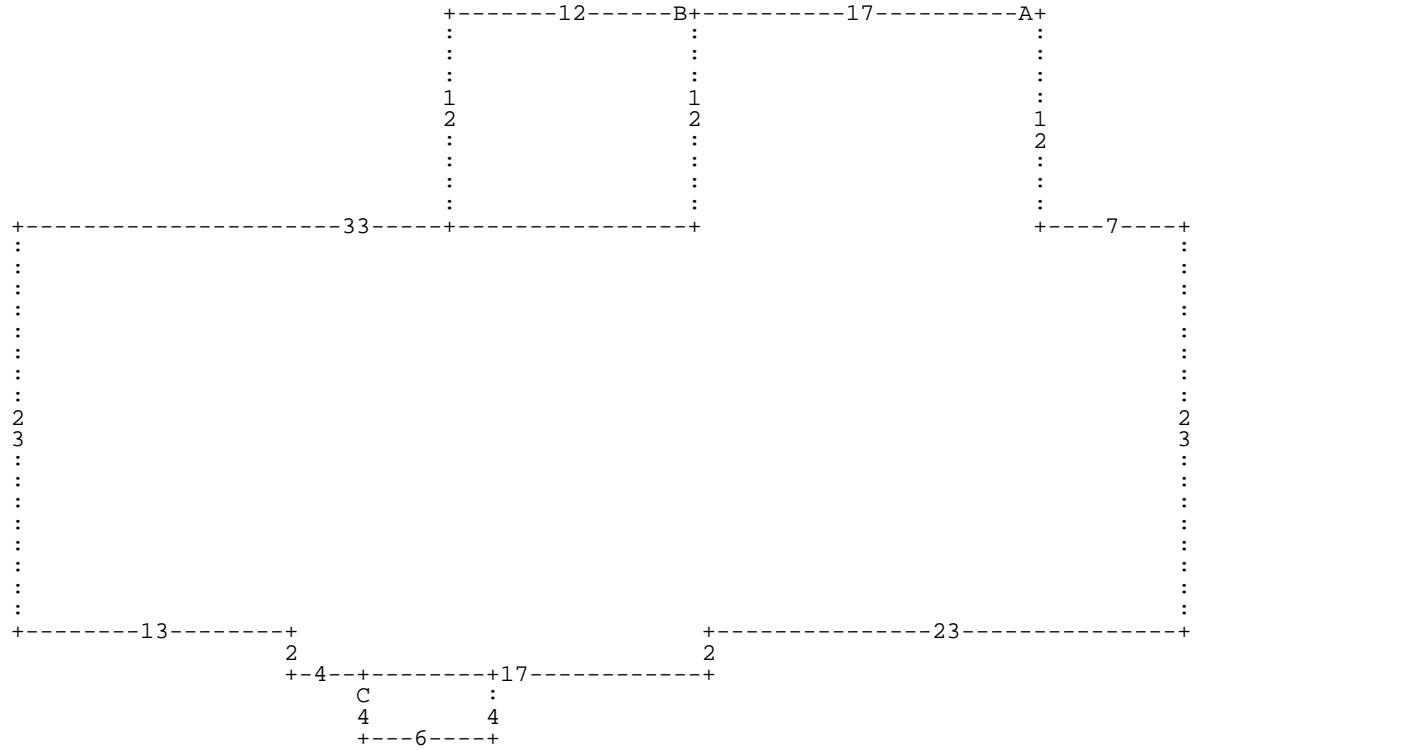
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1053 STOOP-MAS	100		24	19.40			120.00			558
AC 1064 DECK-WOOD	100		144	24.95			102.00			3,664
MA 111 SFR-1.0 STY	100		1557	136.00	1.00		100.31			212,407
- AR 10 FORCED AIR HEAT W/ A100			1557	.00						0
- EW 02 VINYL SIDING	100		188	.00						0
- FC 52 LAMINATE/CARPET	100		1557	1.50						2,335
- FN 02 CONT WALL-CONC BLOCK100			188	.00						0
- FP 3 1STY SNGL	100		1	5100.00						5,100
- IF 08 DRYWALL/PLASTER	100		1557	.00						0
- RC 02 COMPOSITION SHINGLE	100		1557	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1557	.00						0

RCN...			PCT COMPLETE		100	x				224,064
QUAL..		C+05			105.00	x				235,268
DEPR.. RC					23.00	-		54,111		54,111 T
--ASV...										181,157

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
ADJUSTED LAND,FC PER AUDIT 4'23 WBOR LISTING	BP20233110R		11/28/2023	3042	205	WD	11/30/2023			225,000
NEW SMALLER DECK HOME RENO COMP 4'24	AMOUNT		22,250	2969	211	WD	6/17/2022			140,000
	AMOUNT			2855	634	QD	9/30/2020	C		
				2845	330	WD	7/30/2020	C		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STORAGE 010 X 014	140.00	24.00	1970	1975	MAV	65.00	100			1,129	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND	QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	SR4	LT 0100		1.500	40,000.00	180	.00	.00	.00	90.00	.00	.00	90.00	54,000	



:A DL17 :B DL12 DD12 DR12 DU12 * DD12 DL33 DD23 DR13 DD2 DR4 :C DD4 DR6 DU4 DL6
 * DR17 DU2 DR23 DU23 DL7 DU12 *

A= MA 111

1,557.00 SFR-1.0 STY

B= AC 1064

144.00 DECK-WOOD

C= AC 1053

24.00 STOOP-MAS