

WARREN ROBERT JUSTIN  
 1142 KENAN ST NW  
 .567 AC 1.00LT

N2 FOUND YR 2024 **3712944888.000**  
 1142 KENAN ST NW  
 PIN: 3712 94 4888 000  
**DISTRICT:** 31 C/CIWI-WILSON

Wilson County

**ACCOUNT#:** 1119883  
**NBHD:** 8152 KENAN\_RA-12S  
 Plat Bk/Pg  
**EXCD:** APPR: KRC APPR DT: 7/20/2020  
 NOTICE: 82 3/08/2024

Bldg No. 1  
 Imp Desc: R1.0 SFR-1.0 STY  
 Grade : B B GRADE  
 # of Units 8 Rms 3 Bedrms 2.0 Bathrms 1 HBaths

EYB: 1990 1142 KENAN ST NW  
 AYB: 1952 Finished Area: 3,189.00

Exempt Code  
**LAND VALUE** 48,000  
**MISC VALUE** 1,762  
**BLDG VALUE** 410,581  
**TOTAL VALUE** 460,343

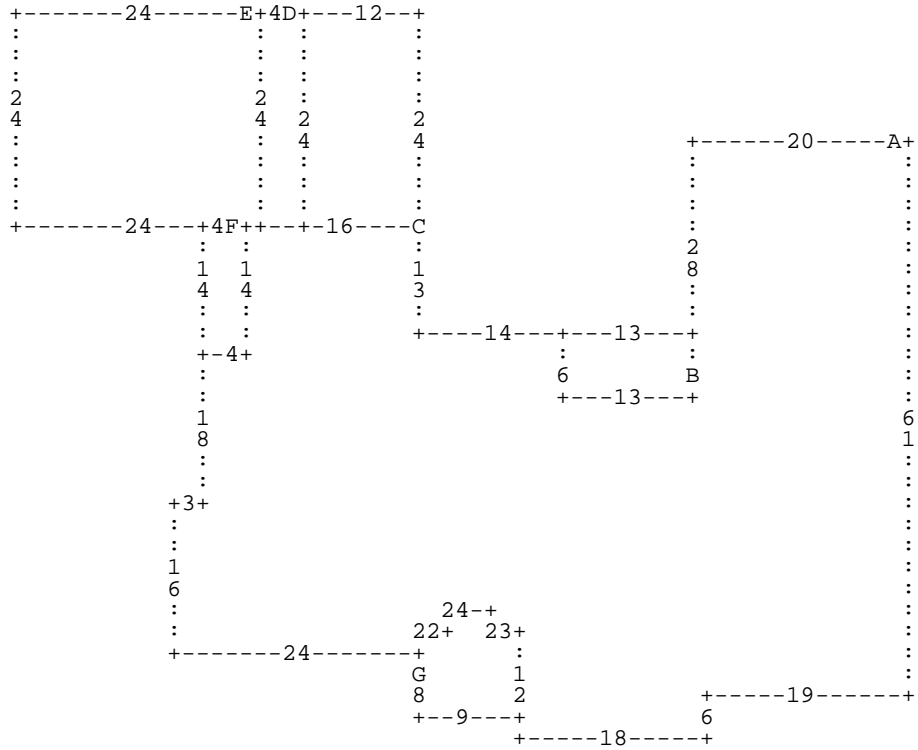
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1022 GARAGE-ATT-MAS	100		576	44.65			90.00			23,146
AC 1052 PORCH-OPEN-MAS	100		288	29.10			97.00			8,129
AC 1052 PORCH-OPEN-MAS	100		56	29.10			106.00			1,727
AC 1053 STOOP-MAS	100		98	19.40			104.00			1,977
AC 1061 PATIO-CONC	100		78	7.50			70.00			409
AC 1072 UTILITY STG-MAS	100		96	41.40			70.00			2,782
MA 111 SFR-1.0 STY	100		3189	136.00	1.00		87.75			380,575
- AR 10 FORCED AIR HEAT W/ A100			3189	.00						0
- BT HBT HALF BATH	100		1	3667.00						3,667
- EW 18 BRICK VENEER	100		320	35.00						11,200
- FC 20 HARDWOOD/CARPET	100		3189	2.00						6,378
- FN 03 CONT WALL-BRICK	100		320	.00						0
- FP 3 1STY SNGL	100		2	5100.00						10,200
- IF 08 DRYWALL/PLASTER	100		3189	.00						0
- RC 03 SLATE	100		3189	10.30						32,846
- RT 03 DOUBLE PITCH ROOF	100		3189	.00						0

RCN... PCT COMPLETE 100 x 483,036  
 QUAL... B 125.00 x 603,795  
 DEPR... RB 32.00 - 193,214 T  
 --ASV... 410,581

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
REPAIR ROOF FROM STORM DAMAGE EXPANSION 4 2012/JHB	BP01101133R		5/26/2011	2841	860	WD	7/07/2020			330,000
AUDIT WBOR LISTING 4'19 CORRECT GAR-FR TO GAR-MAS	AMOUNT			2741	292	WD	4/30/2018			257,000
UTILITY-FR TO UTILITY-MAS				2234	368	WD	3/02/2007			269,000
RAISED EYB PER AUDIT RENOVATED 4'21 WBOR LISTING	AMOUNT			2131	408	WD	9/26/2005	X		245,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1161	PATIO-CONC/MAS 23 X 30	690.00	7.60	1990	1990	MAV	65.00	100			1,762	
							.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	164	.00	.00	.00	120.00	.00	.00	120.00	48,000	



:A DL20 DD28 :B DU6 DL13 DD6 DR13 \* DL13 DU6 DL14 DU13 :C DR1 DU24 DL12 :D DL4 :  
 E DL24 DD24 DR24 DU24 \* DD24 DR4 DU24 \* DD24 DR11 \* DL16 :F DL4 DD14 DR4 DU14 \*  
 DD14 DL4 DD18 DL3 DD16 DR24 :G DD8 DR9 DU10 DL3 DU2 DL4 DD2 DL2 DD2 \* DU2 DR2 DU  
 2 DR4 DD2 DR3 DD12 DR18 DU6 DR19 DU61 \*

**A=** MA 111  
**D=** AC 1072  
**G=** AC 1053

3,189.00 SFR-1.0 STY  
 96.00 UTILITY STG-M  
 98.00 STOOP-MAS

**B=** AC 1061  
**E=** AC 1022

78.00 PATIO-CONC  
 576.00 GARAGE-ATT-MA

**C=** AC 1052  
**F=** AC 1052

288.00 PORCH-OPEN-MA  
 56.00 PORCH-OPEN-MA