

HOSKINS JOANN
 1015 BRANCH ST NW
 BK-6 L7 1.00LT
 .271 AC

Wilson County
 YR 2024 3712948613.000
 1015 BRANCH ST NW
 PIN: 3712 94 8613 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1130279
 NBHD: 8374 WILSON_CITY_CENTRAL_RA-6I
 Plat Bk/Pg 1 116 APPR: REV APPR DT: 8/04/2014
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1
 Imp Desc: R2.0 SFR-UPTO 2.0 STY EYB: 1985 1015 BRANCH ST NW Exempt Code
 Grade : C+05 C+05 GRADE AYB: 1922 Finished Area: 2,533.00
 # of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths

LAND VALUE 45,500
 MISC VALUE 16,543
 BLDG VALUE 165,002
 TOTAL VALUE 227,045

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1051 PORCH-OPEN-FR	100		288	38.80			97.00			10,839
AC 1053 STOOP-MAS	100		18	19.40			120.00			419
AC 1056 PORCH-ENCL-FR	100		119	58.20						6,925
MA 113 SFR-2.0 STY	100		1340	116.00	1.89		91.63			142,428
MA 113 (UPPER FLOORS)	100		1193	116.00	1.89	100.00	91.63			126,803
- AR 03 NO AC & FURNACE HEAT	100		2533	6.75-						17,097-
- EW 17 ALUMINUM SIDING	100		158	.00						0
- FC 20 HARDWOOD/CARPET	100		2533	2.00						5,066
- FN 02 CONT WALL-CONC BLOCK	100		158	.00						0
- FP 4 2STY SNGL/1STY DBL	100		1	8125.00						8,125
- IF 08 DRYWALL/PLASTER	100		1340	.00						0
- RC 04 METAL-CORRUGATED	100		1340	1.65						2,211
- RT 04 HIP ROOF	100		1340	.00						0

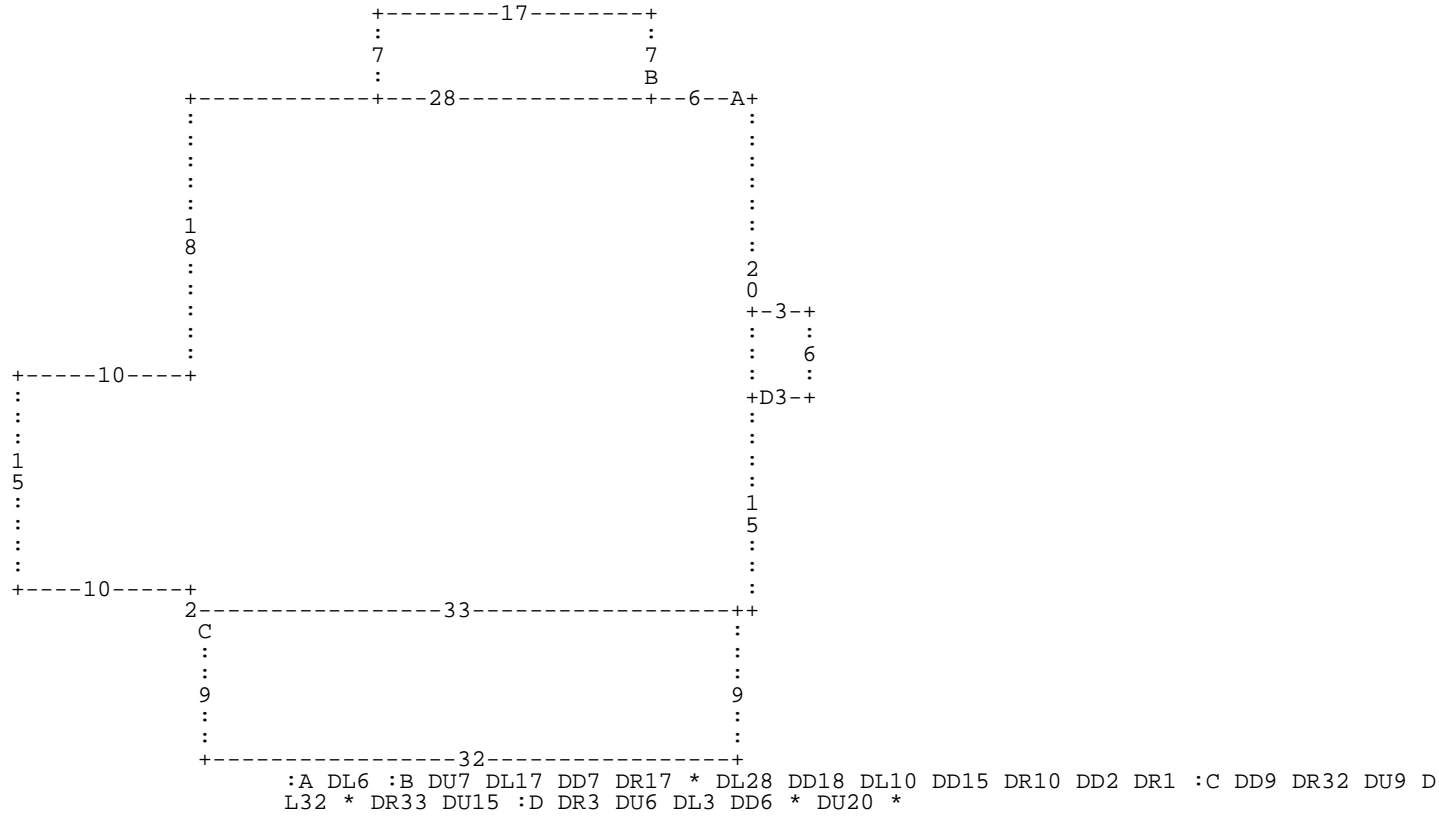
RCN...			PCT COMPLETE		100	x				285,719
QUAL..	C+05				105.00	x				300,004
DEPR.. RC					45.00	-		135,002		135,002 T
--ASV...										165,002

PROPERTY NOTES:
 FSBO 2522910399

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			3009	880	WD	3/29/2023			214,000
AMOUNT			2330	556	WD	8/15/2008	F		115,000
					@	10/25/1999	@		
AMOUNT			1261	861	AD	8/17/1984	E		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1121	GAR-DET-FR 27 X 36	972.00	51.50	1985	1985	MAV	65.00	100			15,769	
82 1173	STG-FR 12 X 8	96.00	24.00	1978	1978	MAV	65.00	100			774	
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	GR6	LT 0100	1.000	35,000.00	170	.00	.00	.00	130.00	.00	.00	130.00	45,500	



A= MA 113 1,340.00 SFR-2.0 STY **B=** AC 1056 119.00 PORCH-ENCL-FR **C=** AC 1051 288.00 PORCH-OPEN-FR
D= AC 1053 18.00 STOOP-MAS