

BARNETT REBECCA T  
 1228 KENAN ST NW  
 P11 FORBES PLACE 1.00LT  
 .427 AC

N2 FOUND YR 2024 3712950623.000  
 1228 KENAN ST NW  
 PIN: 3712 95 0623 000  
 DISTRICT: 31 C/CIWI-WILSON

Wilson County

ACCOUNT#: 1112404  
 NBHD: 8152 KENAN\_RA-12S  
 Plat Bk/Pg 4 74 APPR: KRC APPR DT: 9/29/2023  
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1  
 Imp Desc: R2.0A SFR-UPTO 2.0 STY W/ADDN EYB: 1990 1228 KENAN ST NW Exempt Code  
 Grade : B B GRADE AYB: 1950 Finished Area: 2,780.00  
 # of Units 6 Rms 3 Bedrms 3.0 Bathrms HBaths  
 LAND VALUE 40,000  
 MISC VALUE 4,248  
 BLDG VALUE 311,460  
 TOTAL VALUE 355,708

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1052 PORCH-OPEN-MAS	100		360	29.10			94.00			9,847
AC 1056 PORCH-ENCL-FR	100		184	58.20			100.00			10,708
MA 113 SFR-2.0 STY	100		1304	116.00	1.89		92.00			139,162
MA 113 (UPPER FLOORS)	100		1161	116.00	1.89	100.00	92.00			123,901
- AR 10 FORCED AIR HEAT W/ A100			2465	.00						0
- BT BT FULL BATH	100		1	5500.00						5,500
- EW 18 BRICK VENEER	100		154	35.00						5,390
- FC 03 HARDWOOD	100		2465	4.35						10,722
- FN 03 CONT WALL-BRICK	100		154	.00						0
- FP 3 1STY SNGL	100		1	5100.00						5,100
- FP 4 2STY SNGL/1STY DBL	100		2	8125.00						16,250
- IF 08 DRYWALL/PLASTER	100		1304	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1304	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1304	.00						0
MA 191 SFR-ADDT FR	100		315	102.00	1.00		124.00			39,841
RCN...					100	x				366,421
QUAL..	B				125.00	x				458,028
DEPR..	RB				32.00	-		146,568		146,568
--ASV...										311,460

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
REMODEL HALL,BATH,ENCLOSE SCREEN PORCH 4'24				2737	183	NWD	3/28/2018			225,000
PERMIT CODE: A MO/YR: 081997 NOTE: 1500				AMOUNT	2465	3	WD	11/08/2011		220,000
PERMIT CODE: A MO/YR: 061995 NOTE: 600				AMOUNT	1943	962	WD	3/28/2003	X	210,000
						@	10/25/1999	@		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81	1173 STG-FR 14 X 20	280.00	24.00	2000	2002	MAV	49.00	100			3,222	
82	1164 DECK-WOOD-DET 6 X 14	84.00	24.95	2002	2002	MAV	49.00	100			1,026	
							.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	180	.00	.00	.00	100.00	.00	.00	.00	40,000	

