

FOX JAMES DEREK  
 2107 CANAL DR NW  
 BK-D P17P18S2 THOR FM 1LT  
 .428 AC

Wilson County  
 N2 FOUND YR 2024 3713407763.000  
 2107 CANAL DR NW  
 PIN: 3713 40 7763 000  
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1122396  
 NBHD: 8321 THORPSHIRE\_FARM  
 Plat Bk/Pg 11 29 APPR: KRC APPR DT: 5/07/2021  
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1  
 Imp Desc: R2.0 SFR-UPTO 2.0 STY EYB: 1985 2107 CANAL DR NW Exempt Code  
 Grade : B-10 B-10 GRADE AYB: 1976 Finished Area: 2,596.00  
 # of Units 5 Rms 3 Bedrms 2.0 Bathrms 1 HBaths

LAND VALUE 45,000  
 MISC VALUE 384  
 BLDG VALUE 230,219  
 TOTAL VALUE 275,603

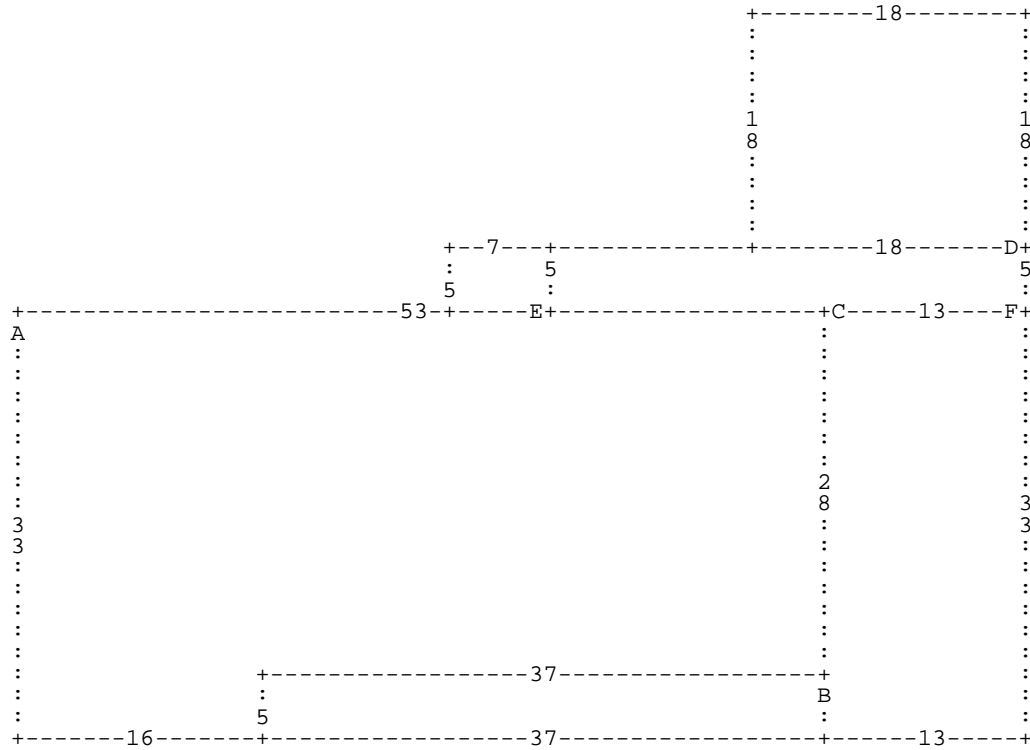
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1051 PORCH-OPEN-FR	100		155	38.80		100.00	102.00			6,134
AC 1052 PORCH-OPEN-MAS	100		185	29.10			100.00			5,383
AC 1052 PORCH-OPEN-MAS	100		35	29.10			120.00			1,222
AC 1055 PORCH-ENCL-GL	100		429	78.25			70.00			23,498
AC 1064 DECK-WOOD	100		324	24.95			97.00			7,841
MA 113 SFR-2.0 STY	100		1564	116.00	1.66		91.25			165,549
MA 113 (UPPER FLOORS)	100		1032	116.00	1.66	100.00	91.25			109,237
- AR 10 FORCED AIR HEAT W/ A100			2596	.00						0
- BT HBT HALF BATH	100		1	3667.00						3,667
- EW 18 BRICK VENEER	100		172	35.00						6,020
- FC 48 VINYL/CARPET	100		2596	.00						0
- FN 03 CONT WALL-BRICK	100		172	.00						0
- FP 3 1STY SNGL	100		1	5100.00						5,100
- IF 48 CUSTOM INTERIOR	100		1564	.00						0
- RC 02 COMPOSITION SHINGLE	100		1564	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1564	.00						0

RCN... PCT COMPLETE 100 x 333,651  
 QUAL.. B-10 115.00 x 383,698  
 DEPR.. RB 40.00 - 153,479 153,479 T  
 --ASV... 230,219

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
FIXED DECK,PORCHES,FP PER AUDIT 4'22 WBOR LISTING	BP17002910R		11/27/2017	2893	509	WD	4/30/2021			235,000
CRAWLSPACE ENCAP PER LISTING 4'22 NVC	AMOUNT		9,900			@	10/25/1999	@		
	AMOUNT			1425	301	WD	8/22/1991			111,500
				1139	520	WD	6/14/1977	X		93,500

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1175	STG-MTL 8 X 12	96.00	11.90	1985	1985	MAV	65.00	100			384	
							.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	45,000.00	185	.00	.00	.00	100.00	.00	.00	.00	45,000	



:A DD33 DR16 DU5 DR37 :B DD5 DL37 DU5 DR37 \* DU28 :C DR13 :F DL31 :E DL7 DU5 DR7  
 DD5 \* DU5 DR31 :D DL18 DU18 DR18 DD18 \* DD5 \* DD33 DL13 DU33 \* DL53 \*

**A=** MA 113  
**D=** AC 1064

1,564.00 SFR-2.0 STY  
 324.00 DECK-WOOD

**B=** AC 1052  
**E=** AC 1052

185.00 PORCH-OPEN-MA  
 35.00 PORCH-OPEN-MA

**C=** AC 1055  
**F=** AC 1051

429.00 PORCH-ENCL-GL  
 155.00 PORCH-OPEN-FR