

DEANS PEARLINE
 2403 CANAL DR NW
 BK-D L5S2 THORPSHIR FM1LT
 .630 AC

Wilson County
 YR 2024 3713422051.000
 2403 CANAL DR NW
 PIN: 3713 42 2051 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1126093
 NBHD: 8321 THORPSHIRE_FARM
 Plat Bk/Pg 14 144 APPR: KRC APPR DT: 3/07/2022
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1
 Imp Desc: R2.0 SFR-UPTO 2.0 STY EYB: 2005 2403 CANAL DR NW Exempt Code LAND VALUE 53,437
 Grade : C+10 C+10 GRADE AYB: 1981 Finished Area: 2,160.00 MISC VALUE 16,119
 # of Units 6 Rms 4 Bedrms 2.0 Bathrms 1 HBaths BLDG VALUE 240,085
 TOTAL VALUE 309,641

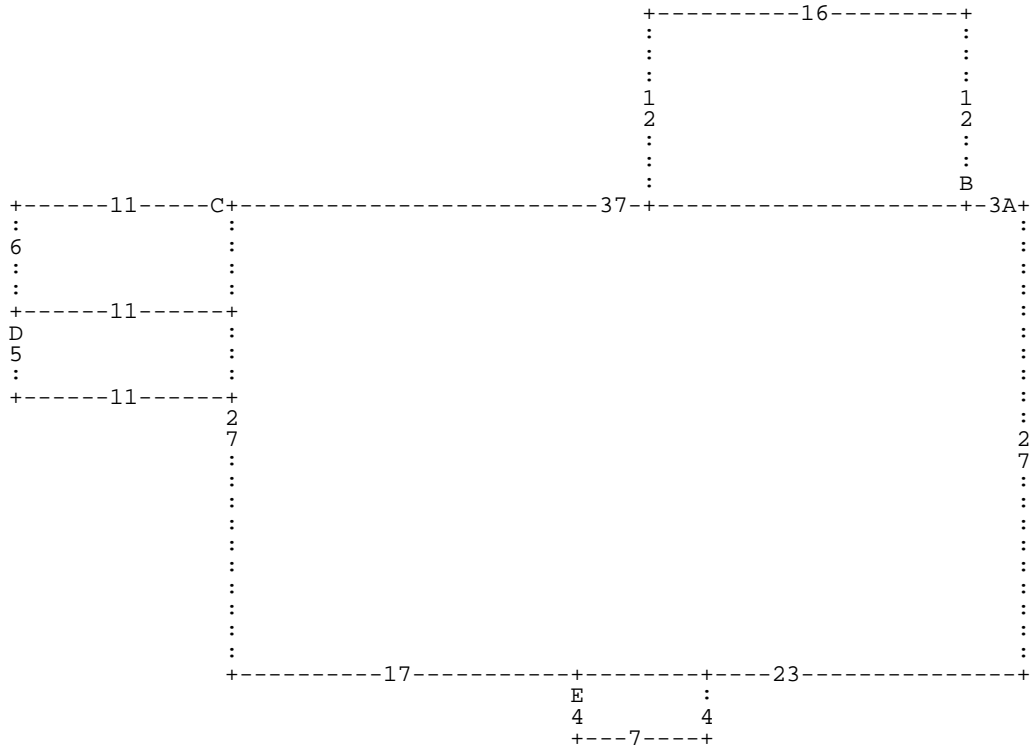
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1052 PORCH-OPEN-MAS	100		55	29.10			106.00			1,696
AC 1052 PORCH-OPEN-MAS	100		28	29.10			120.00			977
AC 1064 DECK-WOOD	100		192	24.95			100.00			4,790
AC 1071 UTILITY STG-FR	100		66	39.45			106.00			2,759
MA 113 SFR-2.0 STY	100		1080	116.00	2.00		94.44			118,314
MA 113 (UPPER FLOORS)	100		1080	116.00	2.00	100.00	94.44			118,314
- AR 10 FORCED AIR HEAT W/ A100			2160	.00						0
- BT HBT HALF BATH	100		1	3667.00						3,667
- EW 02 VINYL SIDING	100		134	.00						0
- FC 20 HARDWOOD/CARPET	100		2160	2.00						4,320
- FN 03 CONT WALL-BRICK	100		134	.00						0
- FP 4 2STY SNGL/1STY DBL	100		1	8125.00						8,125
- IF 30 DRYWALL/CUSTOM	100		1080	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1080	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1080	.00						0
RCN...					100	x				262,962
QUAL..	C+10				110.00	x				289,258
DEPR.. RC					17.00	-		49,173		49,173 T
--ASV...										240,085

PROPERTY NOTES:
 FIX SKT-NVC 4 22-GRW.

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			2950	785	WD	2/28/2022			275,000
			2138	374	WD	10/28/2005	X		137,500
			2071	493	WD	11/23/2004	X		127,000
					@	10/25/1999	@		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1131	CARPOR-DET-FR 20 X 20	400.00	26.75	2022	2022	MAV	4.00	100			10,272	
82 1173	STG-FR 12 X 18	216.00	24.00	2022	2022	MGD	4.00	100			5,847	
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	SR4	LT 0100	1.250	45,000.00	220	.00	.00	.00	95.00	.00	.00	95.00	53,437	



:A DL3 :B DU12 DL16 DD12 DR16 * DL37 :C DL11 DD6 :D DD5 DR11 DU5 DL11 * DR11 DU6
 * DD27 DR17 :E DD4 DR7 DU4 DL7 * DR23 DU27 *

A= MA 113
 D= AC 1052

1,080.00 SFR-2.0 STY
 55.00 PORCH-OPEN-MA

B= AC 1064
 E= AC 1052

192.00 DECK-WOOD
 28.00 PORCH-OPEN-MA

C= AC 1071

66.00 UTILITY STG-F