

MANNING JON C
 303 CANTERBURY RD NW
 P26S1 THORPSHIR FM 1.00LT
 .541 AC

Wilson County
 YR 2024 3713507467.000
 303 CANTERBURY RD NW
 PIN: 3713 50 7467 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1123760
 NBHD: 8321 THORPSHIRE_FARM
 Plat Bk/Pg 10 152 APPR: KRC APPR DT: 9/09/2021
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1
 Imp Desc: R1.5 SFR-UPTO 1.5 STY EYB: 1980 303 CANTERBURY RD NW Exempt Code
 Grade : C+10 C+10 GRADE AYB: 1972 Finished Area: 2,180.00
 # of Units 7 Rms 4 Bedrms 3.0 Bathrms HBaths

LAND VALUE 67,500
 MISC VALUE 3,966
 BLDG VALUE 133,912
 TOTAL VALUE 205,378

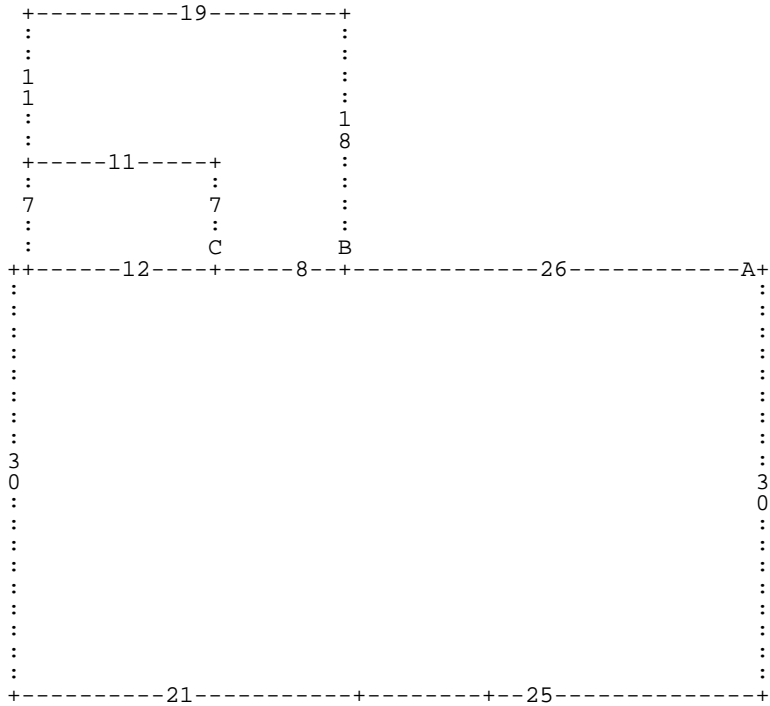
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1053 STOOP-MAS	100		32	19.40			120.00			744
AC 1064 DECK-WOOD	100		265	24.95			97.00			6,413
AC 1071 UTILITY STG-FR	100		77	39.45			106.00			3,219
MA 112 SFR-1.5 STY	100		1380	116.00	1.58		94.25			150,875
MA 112 (UPPER FLOORS)	100		800	116.00	1.58	100.00	94.25			87,464
- AR 10 FORCED AIR HEAT W/ A100	100		2180	.00						0
- BT BT FULL BATH	100		1	5500.00						5,500
- EW 34 MASONITE	100		152	13.50-						2,052-
- FC 20 HARDWOOD/CARPET	100		2180	2.00						4,360
- FN 03 CONT WALL-BRICK	100		152	.00						0
- FP 4 2STY SNGL/1STY DBL	100		1	8125.00						8,125
- IF 30 DRYWALL/CUSTOM	100		1380	.00						0
- RC 07 WOOD SHAKES/3D-SHING100	100		1380	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1380	.00						0

RCN...			PCT COMPLETE		100	x				264,648
QUAL..	C+10				110.00	x				291,112
DEPR.. RC					54.00	-		157,200		157,200 T
--ASV...										133,912

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
FIXED AR,FC,IF PER AUDIT 4'22 WBOR LISTING				2918	256	WD	9/03/2021			245,000
	AMOUNT			1930	252	WD	1/27/2003			162,000
	AMOUNT			1324	285	WD	4/15/1987	@		114,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STG-FR 18 X 20	360.00	24.00	2002	2002	MAV	49.00	100			3,966	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	SR4	LT 0100	1.000	45,000.00	200	.00	.00	.00	150.00	.00	.00	150.00	67,500	



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      D       :
      4       4
      +-----8-----+
:A DL26 :B DU18 DL19 DD11 DR11 DD7 DR8 * DL8 :C DU7 DL11 DD7 DR11 * DL12 DD30 DR
21 :D DD4 DR8 DU4 DL8 * DR25 DU30 *

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A= MA 112	1,380.00 SFR-1.5 STY	B= AC 1064	265.00 DECK-WOOD	C= AC 1071	77.00 UTILITY STG-F
D= AC 1053	32.00 STOOP-MAS				