

GUITERREZ HOLDING LLC  
 402 MANCHESTER ST SE  
 1.00LT  
 .187 AC

Wilson County  
 YR 2024 3721571005.000  
 402 MANCHESTER ST SE  
 PIN: 3721 57 1005 000  
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1123648  
 NBHD: 8241 RAILROAD-WARD  
 Plat Bk/Pg  
 EXCD: NOTICE: 82 3/08/2024  
 APPR: REV APPR DT: 2/03/2015  
 PAGE 1

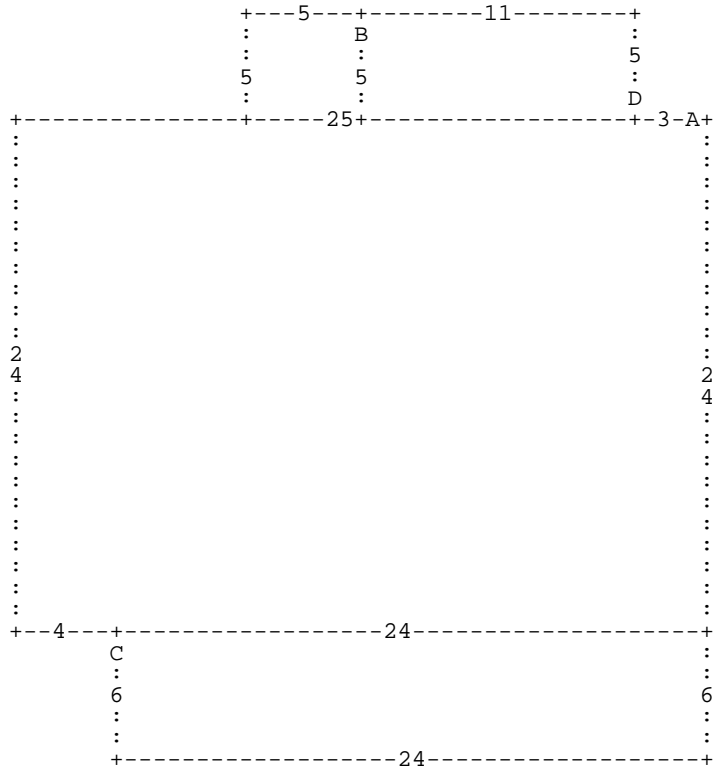
Bldg No. 1  
 Imp Desc: R1.0 SFR-1.0 STY  
 Grade : D+10 D+10 GRADE  
 # of Units 3 Rms 2 Bedrms 1.0 Bathrms HBaths  
 EYB: 1965 402 MANCHESTER ST SE  
 AYB: 1925 Finished Area: 672.00  
 Exempt Code  
 LAND VALUE 15,000  
 MISC VALUE 0  
 BLDG VALUE 56,538  
 TOTAL VALUE 71,538

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1051 PORCH-OPEN-FR	100		25	38.80			120.00			1,164
AC 1051 PORCH-OPEN-FR	100		144	38.80			102.00			5,698
AC 1056 PORCH-ENCL-FR	100		55	58.20		100.00	106.00			3,393
MA 111 SFR-1.0 STY	100		672	136.00	1.00		117.75			107,614
- AR 01 NO HEAT & NO AIR	100		672	8.25-						5,544-
- BT BT FULL BATH	100		1-	5500.00						5,500-
- EW 02 VINYL SIDING	100		104	.00						0
- FC 10 SOFTWOOD	100		672	4.35						2,923
- FN 02 CONT WALL-CONC BLOCK	100		104	.00						0
- IF 08 DRYWALL/PLASTER	100		672	.00						0
- RC 04 METAL-CORRUGATED	100		672	1.65						1,108
- RT 03 DOUBLE PITCH ROOF	100		672	.00						0
RCN...			PCT COMPLETE		100	x				110,856
QUAL..	D+10				85.00	x				94,228
DEPR.. RD					70.00	-		65,959		65,959 T
--ASV...										28,269

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
				2914	808	WD	8/19/2021	A	58,000	
	AMOUNT			1210	461	@	10/25/1999	@		
	AMOUNT					WD	9/04/1981	A	25,000	

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
							.00					
							.00					
							.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	10,000.00	90	.00	.00	.00	150.00	.00	.00	150.00	15,000	



:A DL3 :D DU5 DL11 :B DD5 DL5 DU5 DR5 \* DD5 DR11 \* DL25 DD24 DR4 :C DD6 DR24 DU6  
 DL24 \* DR24 DU24 \*

<b>A=</b> MA 111	672.00 SFR-1.0 STY	<b>B=</b> AC 1051	25.00 PORCH-OPEN-FR	<b>C=</b> AC 1051	144.00 PORCH-OPEN-FR
<b>D=</b> AC 1056	55.00 PORCH-ENCL-FR				

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Bldg No. 2  
 Imp Desc: R1.0 SFR-1.0 STY  
 Grade : D+10 D+10 GRADE  
 # of Units 3 Rms 2 Bedrms 1.0 Bathrms HBaths  
 EYB: 1965 404 MANCHESTER ST SE  
 AYB: 1925 Finished Area: 672.00  
 Exempt Code

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- RT 03 DOUBLE PITCH ROOF	100		672	.00						0
RCN...			PCT COMPLETE		100	x				110,856
QUAL..	D+10				85.00	x				94,228
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							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
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