

ANAS INVESTMENTS LLC
804 VANCE ST E
.199 AC 1.00LT

Wilson County
YR 2024 3721698625.000
804 VANCE ST E
PIN: 3721 69 8625 000
DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1129107
NBHD: 8241 RAILROAD-WARD
Plat Bk/Pg
EXCD: APPR: REV APPR DT: 3/06/2015
NOTICE: 82 3/08/2024

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Bldg No. 1
Imp Desc: R2.0 SFR-UPTO 2.0 STY
Grade : D+05 D+05 GRADE
of Units 4 Rms 3 Bedrms 1.0 Bathrms 1 HBaths
Exempt Code
LAND VALUE 10,000
MISC VALUE 0
BLDG VALUE 19,202
TOTAL VALUE 29,202

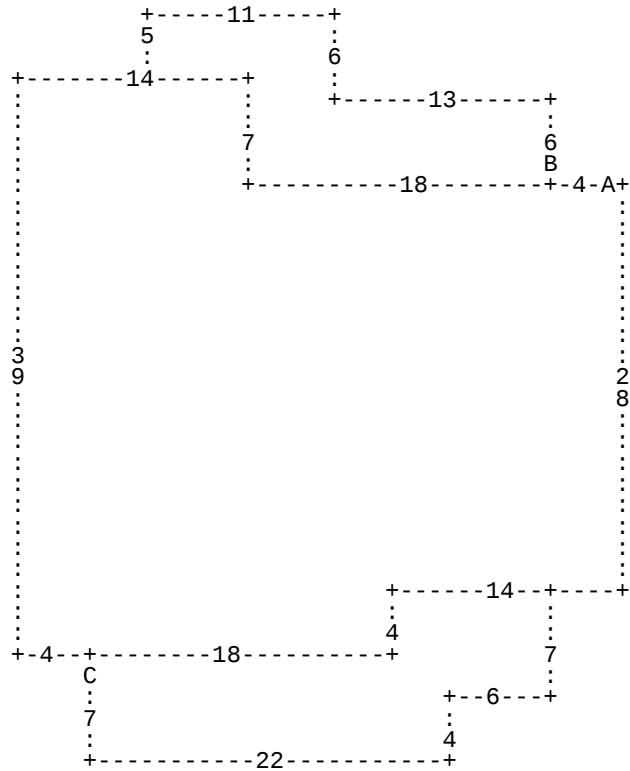
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1051 PORCH-OPEN-FR	100		212	38.80			100.00			8,225
AC 1056 PORCH-ENCL-FR	100		168	58.20						9,777
MA 113 SFR-2.0 STY	100		1194	116.00	1.87		93.88			130,026
MA 113 (UPPER FLOORS)	100		1039	116.00	1.87	100.00	93.88			113,147
- AR 03 NO AC & FURNACE HEAT	100		2233	6.75-						15,072-
- BT BT FULL BATH	100		1-	5500.00						5,500-
- BT HBT HALF BATH	100		1	3667.00						3,667
- EW 19 CONCRETE BLOCK-12"	100		150	.00						0
- FC 10 SOFTWOOD	100		2233	4.35						9,713
- FN 02 CONT WALL-CONC BLOCK	100		150	.00						0
- IF 08 DRYWALL/PLASTER	100		1194	.00						0
- RC 02 COMPOSITION SHINGLE	100		1194	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1194	.00						0
RCN...			PCT COMPLETE		100	X				253,983
QUAL..	D+05				80.00	X				203,186
DEPR.. RD					70.00	-		142,229		
ECON.. EO			ECONOMIC OBSOLESCENC		30.00	-		18,287		
ADDL.. AP			ADDT'L PHYSICAL DEPR		55.00	-		23,468		
--ASV...										183,984 T
										19,202

PROPERTY NOTES:
RENT/\$400 MO. BOER 2008: UC 4 '08 & '09. AP'ED 4 '10-GRW.
PERMIT CODE: R MO/YR: 061995 NOTE: 6400

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			2995	120	WD	11/30/2022	A		30,000
AMOUNT			2151	164	WD	1/04/2006	X		77,275
AMOUNT			1720	130	@	10/25/1999	@		
					WD	5/19/1999	A		

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	135	.00	.00	.00	100.00	.00	.00	.00	10,000	



:A DL4 :B DU6 DL13 DU6 DL11 DD5 DR6 DD7 DR18 * DL18 DU7 DL14 DD39 DR4 :C DD7 DR2
2 DU4 DR6 DU7 DL10 DD4 DL18 * DR18 DU4 DR14 DU28 *

A= MA 113 1,194.00 SFR-2.0 STY B= AC 1056 168.00 PORCH-ENCL-FR C= AC 1051 212.00 PORCH-OPEN-FR