

KESSLER TONYA EATMON
 1103 ANDERSON ST NW
 P14 FORBES PLACE 1.00LT
 .341 AC

Wilson County
 YR 2024 3722040908.000
 1103 ANDERSON ST NW
 PIN: 3722 04 0908 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 69934546
 NBHD: 8152 KENAN_RA-12S
 Plat Bk/Pg 4 74 APPR: REV APPR DT: 7/01/2014
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1
 Imp Desc: R1.5 SFR-UPTO 1.5 STY EYB: 1988 1103 ANDERSON ST NW Exempt Code
 Grade : C+05 C+05 GRADE AYB: 1942 Finished Area: 1,960.00
 # of Units 3 Rms 2 Bedrms 1.0 Bathrms 1 HBaths

LAND VALUE 40,000
 MISC VALUE 1,182
 BLDG VALUE 156,085
 TOTAL VALUE 197,267

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1031 CARPORT	100		231	27.90			100.00			6,444
AC 1053 STOOP-MAS	100		24	19.40			120.00			558
AC 1053 STOOP-MAS	100		16	19.40			120.00			372
AC 1054 PORCH-SCR-MAS	100		126	45.80			102.00			5,886
AC 1064 DECK-WOOD	100		108	24.95		100.00	104.00			2,802
MA 112 SFR-1.5 STY	100		1420	116.00	1.38		96.19			158,443
MA 112 (UPPER FLOORS)	100		540	116.00	1.38	100.00	96.19			60,253
- AR 10 FORCED AIR HEAT W/ A100			1960	.00						0
- BT BT FULL BATH	100		1-	5500.00						5,500-
- BT HBT HALF BATH	100		1	3667.00						3,667
- EW 18 BRICK VENEER	100		166	35.00						5,810
- FC 20 HARDWOOD/CARPET	100		1960	2.00						3,920
- FN 03 CONT WALL-BRICK	100		166	.00						0
- FP 3 1STY SNGL	100		1	5100.00						5,100
- IF 08 DRYWALL/PLASTER	100		1420	.00						0
- RC 02 COMPOSITION SHINGLE	100		1420	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1420	.00						0

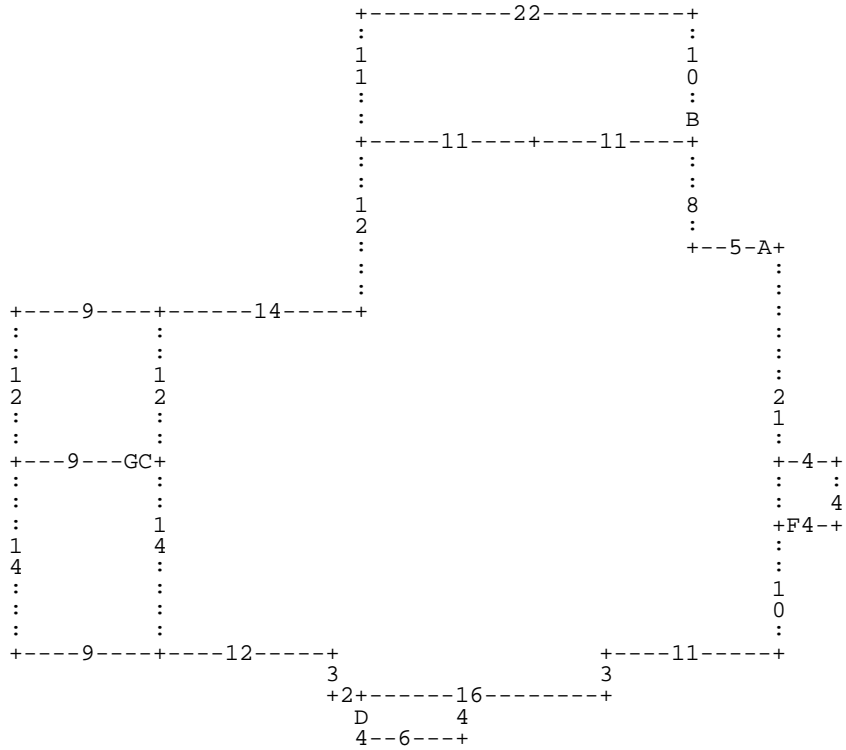
RCN...			PCT COMPLETE		100	x				247,755
QUAL..		C+05			105.00	x				260,142
DEPR.. RC					40.00	-		104,057		104,057 T
--ASV...										156,085

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
2095			281		WD	3/31/2005	X	145,500	
AMOUNT			1925	379	WD	12/31/2002	X	130,000	
AMOUNT			1581	889	@	10/25/1999	@		
					WD	3/15/1996	X	90,000	

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1161	PATIO-CONC/MAS 10 X 20	200.00	7.60	2010	2010	MAV	28.00	100			1,182	
							.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	40,000.00	150	.00	.00	.00	100.00	.00	.00	.00	40,000	



:A DL5 DU8 :B DU10 DL22 DD11 DR11 DU1 DR11 * DL11 DD1 DL11 DD12 DL14 DD12 :G DL9
DU12 DR9 DD12 * :C DL9 DD14 DR9 DU14 * DD14 DR12 DD3 DR2 :D DD4 DR6 DU4 DL6 * D
R16 DU3 DR11 DU10 :F DR4 DU4 DL4 DD4 * DU21 *

A= MA 112
D= AC 1053

1,420.00 SFR-1.5 STY
24.00 STOOP-MAS

B= AC 1031
F= AC 1053

231.00 CARPORT
16.00 STOOP-MAS

C= AC 1054
G= AC 1064

126.00 PORCH-SCR-MAS
108.00 DECK-WOOD