

BOYCE-INSOE CHRISTIAN  
 905 ANDERSON ST W  
 BK-4 L4 1.00LT  
 .173 AC

N2 FOUND YR 2024 **3722044301.000**  
 905 ANDERSON ST W  
 PIN: 3722 04 4301 000  
**DISTRICT:** 31 C/CIWI-WILSON

Wilson County

**ACCOUNT#:** 1122675 **PAGE** 1  
**NBHD:** 8374 WILSON\_CITY\_CENTRAL\_RA-6I  
 Plat Bk/Pg 1 116 APPR: REV APPR DT: 7/24/2014  
**EXCD:** NOTICE: 82 3/08/2024

Bldg No. 1  
 Imp Desc: R1.5 SFR-UPTO 1.5 STY EYB: 1980 905 ANDERSON ST W Exempt Code  
 Grade : C+10 C+10 GRADE AYB: 1905 Finished Area: 2,506.00  
 # of Units 6 Rms 4 Bedrms 2.0 Bathrms HBaths

**LAND VALUE** 35,000  
**MISC VALUE** 3,425  
**BLDG VALUE** 155,063  
**TOTAL VALUE** 193,488

| TYPE/CODE/DESCRIPTION           | PCT  | %CMP | UNITS        | RATE    | STR#   | STR%   | SIZ%   | HGT%    | PER% | COST      |
|---------------------------------|------|------|--------------|---------|--------|--------|--------|---------|------|-----------|
| AC 1052 PORCH-OPEN-MAS          | 100  |      | 342          | 29.10   |        |        | 97.00  |         |      | 9,653     |
| AC 1053 STOOP-MAS               | 100  |      | 40           | 19.40   |        |        | 110.00 |         |      | 853       |
| AC 1061 PATIO-CONC              | 100  |      | 168          | 7.50    |        |        | 60.00  |         |      | 756       |
| AC 1071 UTILITY STG-FR          | 100  |      | 36           | 39.45   |        |        | 120.00 |         |      | 1,704     |
| MA 112 SFR-1.5 STY              | 100  |      | 1596         | 116.00  | 1.57   |        | 91.63  |         |      | 169,638   |
| MA 112 (UPPER FLOORS)           | 100  |      | 910          | 116.00  | 1.57   | 100.00 | 91.63  |         |      | 96,723    |
| - AR 10 FORCED AIR HEAT W/ A100 |      |      | 2506         | .00     |        |        |        |         |      | 0         |
| - EW 18 BRICK VENEER            | 100  |      | 172          | 35.00   |        |        |        |         |      | 6,020     |
| - FC 03 HARDWOOD                | 100  |      | 2506         | 4.35    |        |        |        |         |      | 10,901    |
| - FN 03 CONT WALL-BRICK         | 100  |      | 172          | .00     |        |        |        |         |      | 0         |
| - FP 3 1STY SNGL                | 100  |      | 2            | 5100.00 |        |        |        |         |      | 10,200    |
| - IF 08 DRYWALL/PLASTER         | 100  |      | 1596         | .00     |        |        |        |         |      | 0         |
| - RC 02 COMPOSITION SHINGLE     | 100  |      | 1596         | .00     |        |        |        |         |      | 0         |
| - RT 03 DOUBLE PITCH ROOF       | 100  |      | 1596         | .00     |        |        |        |         |      | 0         |
| -----                           |      |      |              |         |        |        |        |         |      |           |
| RCN...                          |      |      | PCT COMPLETE |         | 100    | x      |        |         |      | 306,448   |
| QUAL..                          | C+10 |      |              |         | 110.00 | x      |        |         |      | 337,093   |
| DEPR.. RC                       |      |      |              |         | 54.00  | -      |        | 182,030 |      | 182,030 T |
| --ASV...                        |      |      |              |         |        |        |        |         |      | 155,063   |

| PROPERTY NOTES:                            | PERMIT NO | TYPE | DATE | BOOK | PAGE | DT | DATE       | QS | SALES | PRICE   |
|--|-----------|------|------|------|------|----|------------|----|-------|---------|
| PERMIT CODE: A MO/YR: 121999 NOTE: GAS PAC |           |      |      | 2897 | 270  | WD | 5/19/2021  |    |       | 170,000 |
|  | AMOUNT    |      |      | 2429 | 287  | QD | 12/02/2010 | I  |       |         |
|  |           |      |      | 2412 | 952  | TD | 7/15/2010  | P  |       |         |
|  | AMOUNT    |      |      | 2035 | 526  | WD | 5/21/2004  |    |       | 147,000 |

| MISC CODE | DESC                   | UNITS  | RATE  | AYB  | EYB  | DT  | PCT   | %CMP | ADD.DEPR | PCT | VALUE | EXMPT |
|-----------|------------------------|--------|-------|------|------|-----|-------|------|----------|-----|-------|-------|
| 81 1121   | GAR-DET-FR 12 X 26     | 312.00 | 51.50 | 1905 | 1973 | MFR | 75.00 | 100  |          |     | 3,073 |       |
| 82 1161   | PATIO-CONC/MAS 10 X 12 | 120.00 | 7.60  | 1975 | 1975 | MAV | 65.00 | 100  |          |     | 352   |       |
|           |                        |        |       |      |      |     | .00   |      |          |     |       |       |
|           |                        |        |       |      |      |     | .00   |      |          |     |       |       |

| # | ZONE | TYPE/CODE | LAND QTY | LAND RATE | DPTH | DPT% | TOP% | LOC% | SIZ%   | SHF% | OTH% | ADJ | FMV    | EXMPT |
|---|------|-----------|----------|-----------|------|------|------|------|--------|------|------|-----|--------|-------|
| 1 | GR6  | LT 0100   | 1.000    | 35,000.00 | 150  | .00  | .00  | .00  | 100.00 | .00  | .00  | .00 | 35,000 |       |

