

BLAKE KELLEY M & CANDACE M
 105 LUCAS AVE N
 L9L10 .173 AC 1.00LT

N2 FOUND

Wilson County
 YR 2024 3722062132.000
 105 LUCAS AVE N
 PIN: 3722 06 2132 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1115830
 NBHD: 8374
 Plat Bk/Pg 2

WILSON_CITY_CENTRAL_RA-6I
 APPR: KRC APPR DT: 2/29/2024
 EXCD: NOTICE: 82 3/08/2024

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Bldg No. 1
 Imp Desc: R1.5 SFR-UPTO 1.5 STY EYB: 1980 105 LUCAS AVE N Exempt Code
 Grade : C-05 C-05 GRADE AYB: 1926 Finished Area: 1,600.00
 # of Units 7 Rms 2 Bedrms 1.0 Bathrms 1 HBaths

LAND VALUE 35,000
 MISC VALUE 2,274
 BLDG VALUE 104,729
 TOTAL VALUE 142,003

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1051 PORCH-OPEN-FR	100		105	38.80			104.00			4,236
AC 1051 PORCH-OPEN-FR	100		350	38.80			97.00			13,172
AC 1064 DECK-WOOD	100		120	24.95		100.00	104.00			3,113
AC 1071 UTILITY STG-FR	100		42	39.45		100.00	110.00			1,822
MA 112 SFR-1.5 STY	100		1600	116.00	1.00		100.00			185,600
- AR 10 FORCED AIR HEAT W/ A100			1600	.00						0
- AT UAT UNF ATTIC	42		672	27.00			100.00			18,144
- BT BT FULL BATH	100		1-	5500.00						5,500-
- BT HBT HALF BATH	0		1	3667.00						3,667
- EW 01 WOOD FRAME	100		172	.00						0
- FC 49 HARDWOOD/VINYL	100		1600	3.25						5,200
- FN 02 CONT WALL-CONC BLOCK100			172	.00						0
- FP 3 1STY SNGL	100		2	5100.00						10,200
- IF 08 DRYWALL/PLASTER	100		1600	.00						0
- RC 02 COMPOSITION SHINGLE	100		1600	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1600	.00						0

RCN...			PCT COMPLETE		100	x				239,654
QUAL..	C-05				95.00	x				227,671
DEPR.. RC					54.00	-		122,942		122,942 T
--ASV...										104,729

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
RAISE GRADE, EYB, ADDED 1/2 BATH CORRECT HVAC PER WBOR LIST				2774	904	WD	2/22/2019		118,500	
UPDATED RMCNT,FC, PER AUDIT 4'24 WBOR LIST				2709	577	WD	8/01/2017		95,000	
				2451	580	WD	6/30/2011		79,000	
				2010	CDTH	CDTH	3/22/2010	X		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STG-FR 25 X 18	288.00	24.00	1926	1970	MAV	65.00	100			2,274	
							.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	35,000.00	156	.00	.00	.00	100.00	.00	.00	.00	35,000	

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      +-----15-----+
      :
      8             8
      F             :
+-----14-----+-----15-----+-----6---+
:       7             7       7
8       B             E       :
:       +-----15-----+-----6-A+
+2+
:
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1
6
:
:
+2+
:
:
:
2
5
:
:
:
:
+-----35-----+
D
1
0
:
+-----35-----+

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:A DL6 :E DU7 DR6 DD7 DL6 * DL15 :B DU7 DR15 DD7 DL15 * DU7 :F DU8 DR15 DD8 DL15
 * DL14 DD8 DL2 DD16 DR2 DD25 :D DD10 DR35 DU10 DL35 * DR35 DU42 *

A= MA 112	1,600.00 SFR-1.5 STY	B= AC 1051	105.00 PORCH-OPEN-FR	D= AC 1051	350.00 PORCH-OPEN-FR
E= AC 1071	42.00 UTILITY STG-F	F= AC 1064	120.00 DECK-WOOD		