

NELSON FELICIA D
609 VANCE ST NE
.241 AC 1.00LT

Wilson County
YR 2024 3722139639.000
609 VANCE ST NE
PIN: 3722 13 9639 000
DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1127420
NBHD: 8374 WILSON_CITY_CENTRAL_RA-6I
Plat Bk/Pg
EXCD: NOTICE: 82 3/08/2024
PAGE 1
APPR: KRC APPR DT: 7/07/2022

Bldg No. 1
Imp Desc: R2.0 SFR-UPTO 2.0 STY EYB: 1995 609 VANCE ST NE Exempt Code LAND VALUE 35,000
Grade : C+05 C+05 GRADE AYB: 1917 Finished Area: 2,409.00 MISC VALUE 3,701
of Units 9 Rms 3 Bedrms 3.0 Bathrms HBaths BLDG VALUE 227,644
TOTAL VALUE 266,345

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1051 PORCH-OPEN-FR	100		278	38.80			97.00			10,462
AC 1051 PORCH-OPEN-FR	100		112	38.80			104.00			4,519
MA 113 SFR-2.0 STY	100		1302	116.00	1.85		92.38			139,522
MA 113 (UPPER FLOORS)	100		1107	116.00	1.85	100.00	92.38			118,626
- AR 27 ELECTRIC HEAT PUMP	100		2409	.00						0
- BT BT FULL BATH	100		1	5500.00						5,500
- EW 01 WOOD FRAME	100		166	.00						0
- FC 10 SOFTWOOD	100		2409	4.35						10,479
- FN 02 CONT WALL-CONC BLOCK	100		166	.00						0
- FP 4 2STY SNGL/1STY DBL	100		2	8125.00						16,250
- IF 01 DRYWALL	100		1302	.00						0
- RC 02 COMPOSITION SHINGLE	100		1302	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1302	.00						0
RCN...			PCT COMPLETE		100	x				305,358
QUAL..	C+05				105.00	x				320,625
DEPR.. RC					29.00	-		92,981		92,981
--ASV...										227,644

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
ADD BATH, REMOVE HALFBATH, FIX RMCNT, GLA, GRADE PER AUDIT	BP20232773R		10/23/2023	2971	695	WD	6/30/2022			260,000
4'23 WBOR LISTING CRAWLSPCE ENCAPSLTED PER LISTING NVC	AMOUNT		3,800	2946	202	WD	1/31/2022	E		
PERMIT CODE: N MO/YR: 052005 NOTE: ACC BLDG				2704	927	WD	6/26/2017			142,000
PERMIT CODE: A MO/YR: 022004 NOTE: 60000	AMOUNT			1972	974	WD	7/17/2003	X		45,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81	1173 STORAGE 016 X 012	192.00	24.00	2005	2005	MAV	40.00	100			2,599	
82	1161 PATIO-CONC/MAS 19 X 12	228.00	7.60	2005	2005	MAV	40.00	100			1,102	
											.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	166	.00	.00	.00	100.00	.00	.00	.00	35,000	

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:A DL12 :B DU14 DR8 DD14 DL8 * DU14 DL15 DD14 DL3 DD35 :C DD10 DR30 DU10 DL2 DD2
DL11 DU2 DL17 * DR17 DD2 DR11 DU2 DR2 DU21 DR2 DU10 DL2 DU4 *

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A= MA 113 1,302.00 SFR-2.0 STY B= AC 1051 112.00 PORCH-OPEN-FR C= AC 1051 278.00 PORCH-OPEN-FR