

Wilson County  
 REYES JUAN CARALOS PELCASTRE N2 FOUND YR 2024 3722322203.000  
 305 VANCE ST NE 305 VANCE ST NE  
 L1 1.00LT PIN: 3722 32 2203 000  
 .274 AC DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1122795 PAGE 1  
 NBHD: 8374 WILSON\_CITY\_CENTRAL\_RA-6I  
 Plat Bk/Pg 5 49 APPR: KRC APPR DT: 9/08/2017  
 EXCD: NOTICE: 82 3/08/2024

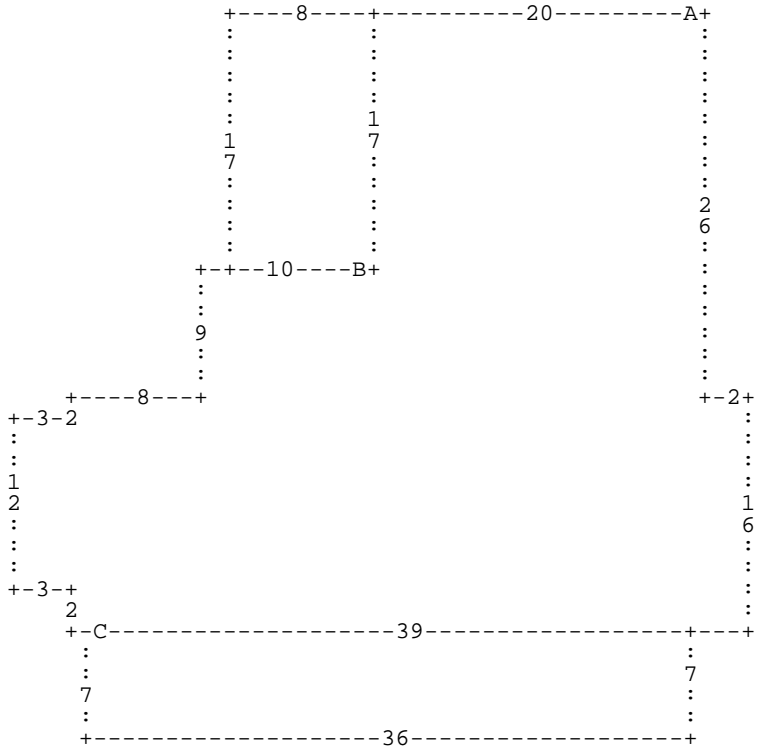
Bldg No. 1 Exempt Code LAND VALUE 35,000  
 Imp Desc: 6205 APARTMENT-DUPLEX/TRIPLEX EYB: 1965 305 VANCE ST NE MISC VALUE 0  
 Grade : C-10 C-10 GRADE AYB: 1915 Finished Area: 2,173.00 BLDG VALUE 40,388  
 # of Units 2 Rms Bedrms Bathrms HBaths TOTAL VALUE 75,388

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2051 PORCH-OPEN-FR	100		252	38.80			97.00			9,484
AC 2064 DECK-WOOD	100		136	24.95			102.00			3,461
MA 251 APT-DUPLEX/TRIPLEX	100		1286	118.00	1.69		101.00			153,265
MA 251 (UPPER FLOORS)	100		887	118.00	1.69	100.00	101.00			105,712
- AR 10 FORCED AIR HEAT W/ A100			2173	.00						0
- EW 01 WOOD FRAME	100		170	.00						0
- FC 10 SOFTWOOD	100		2173	4.35						9,452
- FN 07 PIER-CONC BLOCK	100		170	5.30-						901-
- FT 01 WOOD FRAME	100		1286	.00						0
- IF 08 DRYWALL/PLASTER	100		1286	.00						0
- RC 02 COMPOSITION SHINGLE	100		1286	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1286	.00						0
RCN...			PCT COMPLETE		100	x				280,473
QUAL..	C-10				90.00	x				252,426
DEPR..	C50				80.00	-		201,941		
ADDL..	AP		ADDT'L PHYSICAL DEPR		20.00	-		10,097		212,038 T
--ASV...										40,388

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
BOER '00	BP00110834R		4/20/2011	2876	614	WD	2/01/2021	X		120,000
2011 INFORMAL APPEAL METER # 31987 NO POWER	AMOUNT		300	2775	848	WD	1/01/2021	X		50,000
NO CHANGE 8/25/16 KRC				2588	758	QD	1/01/2021	X		35,000
YEAR END CHECK FOR 17 CORRECTED DECKS	AMOUNT			2407	170	QD	5/25/2010	C		

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	UR	LT 0562	1.000	35,000.00	150	.00	.00	.00	100.00	.00	.00	.00	35,000	



:A DL20 DD17 :B DL8 DU17 DR8 DD17 \* DL10 DD9 DL8 DD2 DL3 DD12 DR3 DD2 DR1 :C DR3  
 6 DD7 DL36 DU7 \* DR39 DU16 DL2 DU26 \*

**A=** MA 251

1,286.00 APT-DUPLEX/TR

**B=** AC 2064

136.00 DECK-WOOD

**C=** AC 2051

252.00 PORCH-OPEN-FR