

VENCES PEDRO
300 VANCE ST NE
.405 AC 1.00LT

Wilson County
YR 2024 3722323393.000
300 VANCE ST NE
PIN: 3722 32 3393 000
DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1123959
NBHD: 8374 WILSON_CITY_CENTRAL_RA-6I
Plat Bk/Pg
EXCD: NOTICE: 82 3/08/2024
PAGE 1
APPR: KRC APPR DT: 10/10/2023

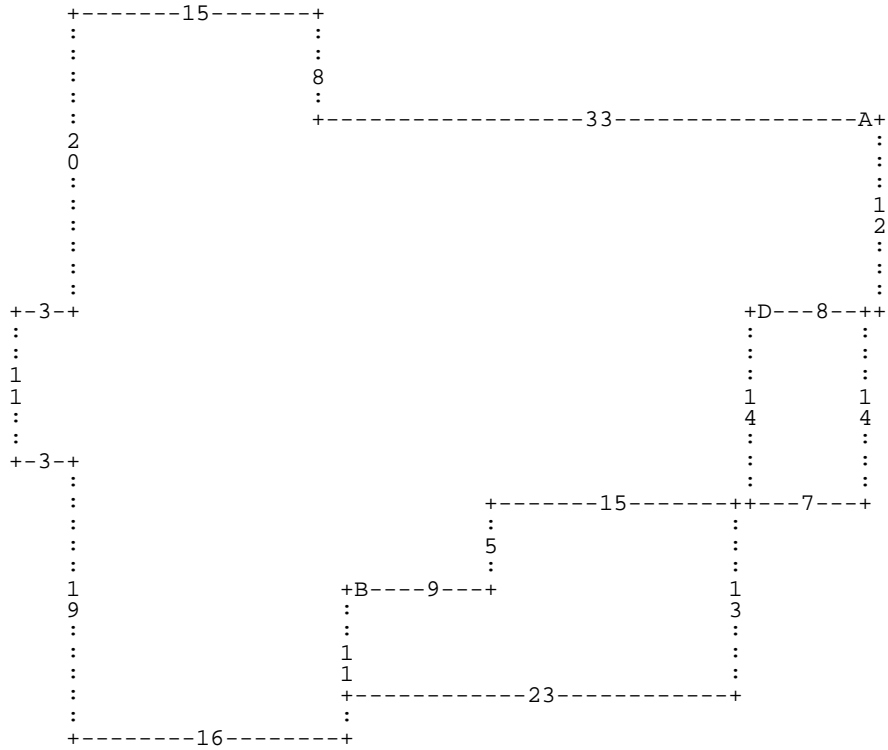
Bldg No. 1
Imp Desc: R2.0 SFR-UPTO 2.0 STY
Grade : C C GRADE
of Units 10 Rms 4 Bedrms 3.0 Bathrms HBaths
EYB: 1950 300 VANCE ST NE
AYB: 1910 Finished Area: 2,814.00
Exempt Code
LAND VALUE 35,000
MISC VALUE 0
BLDG VALUE 41,206
TOTAL VALUE 76,206

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1051 PORCH-OPEN-FR	100		254	38.80			97.00			9,559
AC 1051 PORCH-OPEN-FR	100		98	38.80			104.00			3,954
MA 113 SFR-2.0 STY	100		1590	116.00	1.77		89.75			165,534
MA 113 (UPPER FLOORS)	100		1224	116.00	1.77	100.00	89.75			127,430
- AR 03 NO AC & FURNACE HEAT	100		2814	6.75-						18,994-
- BT BT FULL BATH	0		1	5500.00						5,500
- EW 01 WOOD FRAME	100		202	.00						0
- FC 10 SOFTWOOD	100		2814	4.35						12,240
- FN 02 CONT WALL-CONC BLOCK	100		202	.00						0
- FT 01 WOOD FRAME	100		1590	.00						0
- IF 08 DRYWALL/PLASTER	100		1590	.00						0
- RC 02 COMPOSITION SHINGLE	100		1590	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1590	.00						0
RCN...			PCT COMPLETE		90	x				274,700
QUAL..		C			100.00	x				274,702
DEPR.. RC					70.00	-		192,290		
ADDL.. PD			PHYSICALLY DAMAGED		50.00	-		41,206		233,496 T
--ASV...										41,206

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
BOER '00	BP19001608R		7/08/2019	3004	314	WD	2/14/2023			50,000
WAS A TRIPLEX - 300 W VANCE - 302 W VANCE - 301 MAPLEWOOD	AMOUNT		1,500	2910	156	WD	7/27/2021	X		42,000
RENOVATE AND COVERT TO SFD 07/17/2013 KRC	BP00121327R		6/13/2012	2794	305	WD	7/26/2019	X		5,500
OPEN AREAS CLOSED NVC 4'20 UNDER RENO 4'24	AMOUNT		50,000	2488	700	WD	6/06/2012	X		10,000

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	160	.00	.00	.00	100.00	.00	.00	.00	35,000	



:A DL33 DU8 DL15 DD20 DL3 DD11 DR3 DD19 DR16 DU11 :B DR9 DU5 DR14 DD13 DL23 DU8
 * DR9 DU5 DR15 DU14 :D DR7 DD14 DL7 DU14 * DR8 DU12 *

A= MA 113

1,590.00 SFR-2.0 STY

B= AC 1051

254.00 PORCH-OPEN-FR

D= AC 1051

98.00 PORCH-OPEN-FR