

ANDREWS PROPERTIES  
 712 FLEMING ST NE  
 L8P9 AVALON PARK 1.00LT  
 .432 AC

Wilson County  
 YR 2024 3722365556.000  
 712 FLEMING ST NE  
 PIN: 3722 36 5556 000  
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 69935916  
 NBHD: 8194 MONTCLAIR  
 Plat Bk/Pg 6 2  
 EXCD: APPR: KRC APPR DT: 4/29/2016  
 NOTICE: 82 3/08/2024

Bldg No. 1  
 Imp Desc: R1.5 SFR-UPTO 1.5 STY EYB: 1988 712 FLEMING ST NE Exempt Code  
 Grade : C C GRADE AYB: 1949 Finished Area: 1,675.00  
 # of Units 4 Rms 3 Bedrms 1.0 Bathrms 1 HBaths

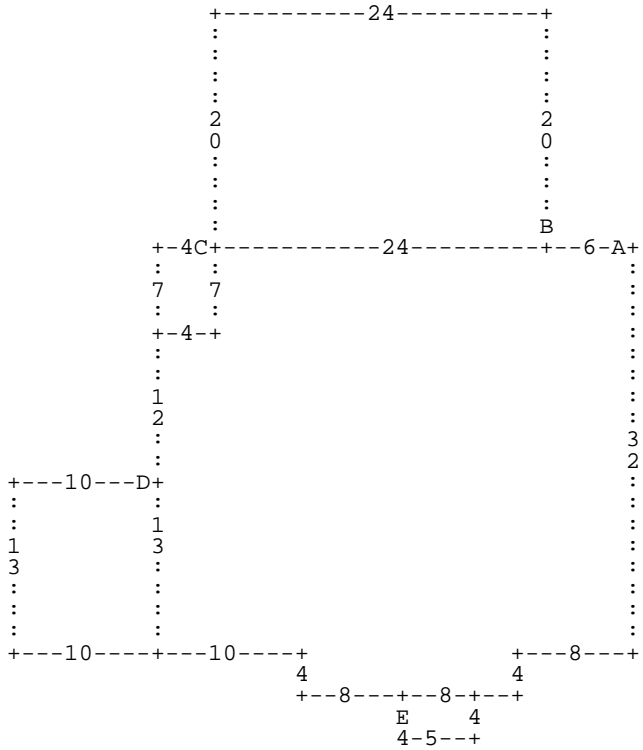
LAND VALUE 27,000  
 MISC VALUE 2,297  
 BLDG VALUE 128,322  
 TOTAL VALUE 157,619

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1031 CARPORT	100		480	27.90			90.00			12,052
AC 1052 PORCH-OPEN-MAS	100		130	29.10			102.00			3,858
AC 1053 STOOP-MAS	100		20	19.40			120.00			465
AC 1056 PORCH-ENCL-FR	100		28	58.20	1.00	100.00	120.00			1,955
MA 112 SFR-1.5 STY	100		1124	116.00	1.49		99.06			129,157
MA 112 (UPPER FLOORS)	100		551	116.00	1.49	100.00	99.06			63,314
- AR 10 FORCED AIR HEAT W/ A100			1675	.00						0
- BT BT FULL BATH	100		1-	5500.00						5,500-
- BT HBT HALF BATH	100		1	3667.00						3,667
- EW 18 BRICK VENEER	100		140	35.00						4,900
- FC 48 VINYL/CARPET	100		1675	.00						0
- FN 03 CONT WALL-BRICK	100		140	.00						0
- IF 08 DRYWALL/PLASTER	100		1124	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1124	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1124	.00						0
RCN...			PCT COMPLETE		100	x				213,868
QUAL..	C				100.00	x				213,869
DEPR..	RC				40.00	-		85,547		85,547 T
--ASV...										128,322

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
GARAGE NV ADDED ROOM UPSTAIRS PER WBOR LISTING				2867	526	WD	12/10/2020			66,000
	AMOUNT			2430	237	QD	12/09/2010	C		
	AMOUNT			2072	866	WD	12/01/2004			72,500
				1984	260	WD	8/27/2003	X		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STORAGE 027 X 021	567.00	24.00	1960	1960	MFR	75.00	100			2,297	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	SR6	LT 0100	1.500	20,000.00	211	.00	.00	.00	90.00	.00	.00	90.00	27,000	



:A DL6 :B DU20 DL24 DD20 DR24 \* DL24 :C DL4 DD7 DR4 DU7 \* DD7 DL4 DD12 :D DL10 D  
D13 DR10 DU13 \* DD13 DR10 DD4 DR8 :E DD4 DR5 DU4 DL5 \* DR8 DU4 DR8 DU32 \*

<b>A=</b> MA 112	1,124.00 SFR-1.5 STY	<b>B=</b> AC 1031	480.00 CARPORT	<b>C=</b> AC 1056	28.00 PORCH-ENCL-FR
<b>D=</b> AC 1052	130.00 PORCH-OPEN-MA	<b>E=</b> AC 1053	20.00 STOOP-MAS		