

1ST CHOICE PROPERTIES &
109 LEE ST NE
.217 AC 1.00LT

N2 FOUND YR 2024 3722420050.000
109 LEE ST NE
PIN: 3722 42 0050 000
DISTRICT: 31 C/CIWI-WILSON

Wilson County

ACCOUNT#: 1130155
NBHD: 8374 WILSON_CITY_CENTRAL_RA-6I
Plat Bk/Pg
EXCD: NOTICE: 82 3/08/2024
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APPR: KRC APPR DT: 7/20/2021

Bldg No. 1
Imp Desc: R2.0 SFR-UPTO 2.0 STY EYB: 1995 109 LEE ST NE Exempt Code
Grade : D+10 D+10 GRADE AYB: 1929 Finished Area: 1,519.00
of Units 8 Rms 3 Bedrms 2.0 Bathrms HBaths

LAND VALUE 35,000
MISC VALUE 2,892
BLDG VALUE 109,530
TOTAL VALUE 147,422

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1053 STOOP-MAS	100		84	19.40			106.00			1,727
AC 1064 DECK-WOOD	100		180	24.95		100.00	100.00			4,491
MA 113 SFR-2.0 STY	100		868	116.00	1.75		100.94			101,634
MA 113 (UPPER FLOORS)	100		651	116.00	1.75	100.00	100.94			76,225
- AR 10 FORCED AIR HEAT W/ A100			1519	.00						0
- EW 02 VINYL SIDING	100		138	.00						0
- FC 20 HARDWOOD/CARPET	100		1519	2.00						3,038
- FN 02 CONT WALL-CONC BLOCK100			138	.00						0
- FP 4 2STY SNGL/1STY DBL	100		1	8125.00						8,125
- IF 08 DRYWALL/PLASTER	100		868	.00						0
- RC 02 COMPOSITION SHINGLE	100		868	.00						0
- RT 03 DOUBLE PITCH ROOF	100		868	.00						0

RCN... PCT COMPLETE 100 x 195,240
 QUAL.. D+10 85.00 x 165,954
 DEPR.. RD 34.00 - 56,424 T
 --ASV... 109,530

PROPERTY NOTES:
SETTLING CRACKS , 10X6 FU T UNDER CONSTRUCTION
SFD BEING RENOVATION/UP ON EYB 25,000 PERMIT/07/05/2016/KRC
RENO COMPLETE NVC 4'22

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
BP20211040R		4/20/2021	3020	700	QD	6/19/2023	A		
AMOUNT	3,000		2727	889	WD	1/05/2018	A	85,000	
BP00016211R		1/26/2016	2629	620	WD	9/25/2015	I		
AMOUNT	25,000		2603	565	CD	2/09/2015	P	8,500	

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1121	GAR-DET-FR 12 X 24	288.00	51.50	1935	1980	MFR	75.00	100			2,892	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	UR	LT 0100	1.000	35,000.00	115	.00	.00	.00	100.00	.00	.00	.00	35,000	

