

VANCE COUNTY
 COZART KYRA S YR 2026 0029 02011 ACCOUNT#: 1032703 PAGE 1
 1204 ROANOKE AVE 1204 ROANOKE AVE NBHD: 220 COBLE TO ROANOKE AVE
 PIN: 0029 02 011 Plat Bk/Pg APPR: JR APPR DT: 2/09/2023
 .550 AC DISTRICT: 102 HENDERSON SWF 1.00 EXCD: NOTICE:

Bldg No. 1 Exempt Code LAND VALUE 13,750
 Imp Desc: SINGLE FAMILY DWELLING EYB: 1204 ROANOKE AVE MISC VALUE 1,110
 Grade : D+ D+ AYB: 1958 Finished Area: 1,137.00 BLDG VALUE 149,488
 # of Units 3 Rms 2 Bedrms 1.0 Bathrms HBaths TOTAL VALUE 164,348

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	2025	PRIOR YEAR	COST
AC 08 ENCLOSED FRAME PORCH	100		32	47.15			106.00					1,599
AC 20 MASONRY STOOP/TERRAC	100		24	12.00			103.30					297
AC 37 PATIO	100		150	11.35			96.00					1,634
MA 37M SINGLE FAMILY DWELLI	100		1137	115.00	1.00	100.00	94.00					122,909
- BA UNFINUNFINISH BSMT-RESIDE	100		1137	27.20								30,926
- EW 01 BRICK	100		1137	.00								0
- FC 02 HARDWOOD	100		1137	.00								0
- FC 04 VINYL	100		1137	.00								0
- FD 04 BR-CONT WALL	100		1137	.00								0
- FP 05 ONE STORY DOUBLE	0		1	4700.00								4,700
- HC 07 PACKAGED HEAT/COOL	100		1137	4.50								5,116
- PL 03 FULL BATH	100		1	3000.00								3,000
- RC 01 COMPOSITION	100		1137	.00			94.00					0
- RD 03 GABLE	100		1137	.00								0
- SF 01 WOOD FRAME	100		1137	.00								0

RCN...	PCT COMPLETE	100	x	170,181
QUAL.. D+		90.00	x	153,163
DEPR.. AV		39.00	-	59,733
--ASV... MKT 220	COBBLE TO ROANOKE AV	160.00	x	149,488

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			1403	0238	WD	10/06/2021			150,000
AMOUNT						1/01/2007 @			
AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
26 05	CARPORT	420.00	6.00	1990		S3	55.00	100			959	
28 48	LEAN-TO 10 X 14	140.00	5.00	1990		S2	75.00	100			151	
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1		AC BS	.550	25,000.00		.00	.00	100.00	.00	.00	.00	.00	13,750	
0029 02011		1204 ROANOKE AVE						REQUESTED BY VNSHARON				RUN 11/05/25	TIME 9:53:40	