

DUNN WINONA  
 4160 BEULAHTOWN RD  
 TR-1 7.76AC TTL=10.16AC  
 7.760 AC

Wilson County  
 YR 2024 2659450278.000  
 4160 BEULAHTOWN RD  
 PIN: 2659 45 0278 000  
 DISTRICT: 19 C/SW/ROCK RIDGE SWAF

ACCOUNT#: 1131008  
 NBHD: 8287 SPRING\_HILL  
 Plat Bk/Pg 41 290  
 EXCD: 1.00  
 APPR: GRW APPR DT: 9/19/2023  
 NOTICE: 82 3/08/2024

Bldg No. 1  
 Imp Desc: R1.5 SFR-UPTO 1.5 STY  
 Grade : B+10 B+10 GRADE  
 # of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths  
 EYB: 2010 4160 BEULAHTOWN RD  
 AYB: 2002 Finished Area: 2,184.00  
 Exempt Code  
 LAND VALUE 76,912  
 MISC VALUE 69,305  
 BLDG VALUE 361,717  
 TOTAL VALUE 507,934

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1021 GARAGE-ATT-FR	100		550	42.55			90.00			21,062
AC 1051 PORCH-OPEN-FR	100		244	38.80			100.00			9,467
AC 1052 PORCH-OPEN-MAS	100		408	29.10			94.00			11,160
MA 112 SFR-1.5 STY	100		1899	116.00	1.15		94.25			207,617
MA 112 (UPPER FLOORS)	100		285	116.00	1.15	100.00	94.25			31,159
- AR 10 FORCED AIR HEAT W/ A100			2184	.00						0
- EW 21 HARDBOARD SIDING	100		222	21.40						4,750
- FC 20 HARDWOOD/CARPET	100		2184	2.00						4,368
- FN 03 CONT WALL-BRICK	100		222	.00						0
- FP 4 2STY SNGL/1STY DBL	100		1	8125.00						8,125
- IF 30 DRYWALL/CUSTOM	100		1899	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1899	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1899	.00						0
RCN... PCT COMPLETE					100	x				297,708
QUAL.. B+10					135.00	x				401,907
DEPR.. RB					10.00	-		40,190		40,190
--ASV...										361,717

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
FAT 4 AREA OVER GARAGE & FIXED SKETCH 4 2014. TAX DIST CHG 4				3024	248	WD	7/13/2023			675,000
2019. CHGED ACREAGE PER JOHNSTON CNTY LINE PRJCT & ADD OLDER				2969	947	WD	6/23/2022	E		
OBS 4 24-GRW.				2791	39	DC	7/01/2019	C		
PERMIT CODE: N MO/YR: 122002 NOTE: 112927				2789	52	WD	6/17/2019			390,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 009T	STABLE W/ TACK 41 X 42	1,722.00	29.25	2005	2005	MAV	40.00	100			27,199	
82 1173	STG-FR 10 X 20	200.00	24.00	2016	2016	MAV	16.00	100			3,791	
83 1134	GAR-DET-LC 12 X 24	288.00	21.00	2020	2020	MAV	8.00	100			5,786	
84 1161	PATIO-CONC/MAS 16 X 30	480.00	7.60	2003	2003	MAV	46.00	100			1,931	

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	AR	AC 5010	1.000	35,000.00		.00	.00	.00	100.00	.00	.00	.00	35,000	
2	AR	AC 0121	6.760	5,000.00		.00	.00	.00	124.00	.00	.00	124.00	41,912	



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PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
2774			2774	391	SPL	4/01/2019	#		
AMOUNT			2774	391	QD	2/19/2019	C		
			2575	911	SWD	5/30/2014		397,000	
AMOUNT			2483	308	CMB	6/01/2012	Y		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
85 1164	DECK-WOOD-DET	1,200.00	24.95	2020	2020	MAV	8.00	100			24,791	
86 1178	SHOP-RSF 10 X 20	200.00	28.00	2022	2022	MAV	4.00	100			5,807	
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
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