

WARD STEPHEN MICHAEL
 7169 WIGGINS MILL RD
 WATSON LD .93AC
 .930 AC

Wilson County
 N2 FOUND YR 2024 **2679738751.000**
 7169 WIGGINS MILL RD
 PIN: 2679 73 8751 000
DISTRICT: 15 C/SW/CROSSROADS SWAF

ACCOUNT#: 48995760
 NBHD: 8287 SPRING_HILL
 Plat Bk/Pg 1.00 EXCD:
 APPR: JHB APPR DT: 2/18/2016
 NOTICE: 82 3/08/2024

Bldg No. 1
 Imp Desc: R1.0 SFR-1.0 STY EYB: 1975 7169 WIGGINS MILL RD Exempt Code
 Grade : C C GRADE AYB: 1963 Finished Area: 1,736.00
 # of Units 4 Rms 3 Bedrms 1.0 Bathrms HBaths

LAND VALUE 34,828
 MISC VALUE 8,379
 BLDG VALUE 99,388
 TOTAL VALUE 142,595

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1031 CARPORT	100		260	27.90			97.00			7,036
AC 1053 STOOP-MAS	100		60	19.40			106.00			1,233
AC 1064 DECK-WOOD	100		60	24.95			106.00			1,586
MA 111 SFR-1.0 STY	100		1736	136.00	1.00		98.25			231,964
- AR 27 ELECTRIC HEAT PUMP	100		1736	.00						0
- BT BT FULL BATH	100		1-	5500.00						5,500-
- EW 18 BRICK VENEER	100		174	35.00						6,090
- FC 48 VINYL/CARPET	100		1736	.00						0
- FN 03 CONT WALL-BRICK	100		174	.00						0
- IF 01 DRYWALL	100		1736	.00						0
- RC 02 COMPOSITION SHINGLE	100		1736	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1736	.00						0
RCN...			PCT COMPLETE		100	x				242,409
QUAL..	C				100.00	x				242,409
DEPR..	RC				59.00	-		143,021		143,021 T
--ASV...										99,388

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
ADDED OLD SHELTER TO PROPERTY/REVIEW FROM LISTING ABOVE POOL				1320	896	WD	10/25/1999	@		
	AMOUNT			791	495	WD	3/01/1987			19,000
	AMOUNT						1/01/1962	X		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STG-FR 12 X 12	144.00	24.00	1963	1975	MAV	65.00	100			1,161	
82 1133	CARPORT-DET-LC 20 X 18	360.00	5.80	2000	2000	MAV	55.00	100			940	
83 1173	STG-FR 12 X 28	336.00	24.00	2011	2011	MAV	26.00	100			5,371	
84 1143	SHELTER-OPEN 16 X 32	512.00	10.50	1960	1960	MFR	75.00	100			907	

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	AR	AC 5010	.930	35,000.00		.00	.00	.00	107.00	.00	.00	107.00	34,828	

