

SPELLS CLARENCE EUGENE
 7055 QUAIL CREST LN
 L9 QUAIL CREST 1.00LT
 .700 AC

N2 FOUND YR 2024 **2679952662.000**
 7055 QUAIL CREST LN
 PIN: 2679 95 2662 000
DISTRICT: 19 C/SW/ROCK RIDGE SWAF

Wilson County

ACCOUNT#: 1128677
NBHD: 8554 QUAIL CREST
 Plat Bk/Pg 43 48
EXCD: 1.00
 APPR: JHB APPR DT: 1/20/2023
 NOTICE: 82 3/08/2024

Bldg No. 1
 Imp Desc: R1.0 SFR-1.0 STY EYB: 2022 7055 QUAIL CREST LN Exempt Code
 Grade : C+05 C+05 GRADE AYB: 2022 Finished Area: 1,527.00
 # of Units 7 Rms 3 Bedrms 2.0 Bathrms HBaths

LAND VALUE 40,000
MISC VALUE 26,583
BLDG VALUE 232,254
TOTAL VALUE 298,837

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1052 PORCH-OPEN-MAS	100		95	29.10		100.00	104.00			2,875
AC 1054 PORCH-SCR-MAS	100		152	45.80		100.00	110.00			7,657
AC 1061 PATIO-CONC	100		120	7.50		100.00	104.00			936
AC 1071 UTILITY STG-FR	100		48	39.45		100.00	88.00			1,666
MA 111 SFR-1.0 STY	100		1527	136.00	1.00		100.63			208,979
- AR 27 ELECTRIC HEAT PUMP	100		1527	.00						0
- EW 02 VINYL SIDING	100		184	.00						0
- FC 52 LAMINATE/CARPET	100		1527	1.50						2,290
- FN 06 SPREAD FOOTING	100		184	5.30-						975-
- IF 48 CUSTOM INTERIOR	100		1527	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1527	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1527	.00						0

RCN...			PCT COMPLETE		100	x				223,428
QUAL..	C+05				105.00	x				234,599
DEPR..	RC				1.00	-		2,345		2,345 T
--ASV...										232,254

PROPERTY NOTES:
 75% COMPLETE ON SFDL07/08/2022/JHB
 100% COMPLETE ON SFD/11/08/2022/JHB

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
BP220000420		5/25/2022	2987	279	WD	10/04/2022		232,000	
AMOUNT		12,100	2947	261	WD	10/01/2022		37,500	
BP02200030N		2/23/2022	2771	345	SPL	7/07/2021	#		
AMOUNT		141,350							

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
80 1121	GAR-DET-FR 22 X 22	484.00	51.50	2022	2022	MAV	4.00	100			23,929	
81 1173	STG-FR 10 X 12	120.00	24.00	2022	2022	MAV	4.00	100			2,654	
								.00				
								.00				

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	R30	LT 5010	1.000	40,000.00		.00	.00	.00	100.00	.00	.00	.00	40,000	

