

WELCH WADE DEAN
7619 POWELL HOOKS RD
39.850 AC

N2 FOUND YR 2024 2697410454.000
7619 POWELL HOOKS RD
PIN: 2697 41 0454 000
DISTRICT: 15 C/SW/CROSSROADS

Wilson County
ACCOUNT#: 1114144
NBHD: 8081 CROSSROADS_TWP
Plat Bk/Pg
EXCD: APPR: GRW APPR DT: 1/29/2021
NOTICE: 82 3/08/2024

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Bldg No. 1				EYB: 1976		7619 POWELL HOOKS RD		Exempt Code		LAND VALUE		79,683	
Imp Desc: 4806 WAREHOUSE				AYB: 1976		Finished Area:		2,400.00		MISC VALUE		1,875	
Grade : D+10 D+10 GRADE										BLDG VALUE		10,833	
# of Units		Rms		Bedrms		Bathrms		HBaths		TOTAL VALUE		92,391	

TYPE/CODE/DESCRIPTION		PCT	%CMP	UNITS		RATE		STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2041 CANOPY W/ SLAB		100		600		15.50			100.00	90.00			8,370
MA 651 WHSE		100		2400		37.25		1.00		118.00	100.00		105,492
- AR 01 NO HEAT & NO AIR		100		2400		8.25-							19,800-
- EW 19 CONCRETE BLOCK-12"		100		200		.00							0
- FC 02 FINISHED CONCRETE		100		2400		3.35-							8,040-
- FN 06 SPREAD FOOTING		100		200		5.30-							1,060-
- FT 01 WOOD FRAME		100		2400		.00							0
- IF 06 MINIMAL FINISH		100		2400		.00							0
- RC 02 COMPOSITION SHINGLE		100		2400		.00							0
- RT 03 DOUBLE PITCH ROOF		100		2400		.00							0

		RCN...		PCT COMPLETE				100	x				84,962
		QUAL..	D+10					85.00	x				72,217
		DEPR..	C40					80.00	-		57,774		
		ADDL..	AP	ADDT'L PHYSICAL DEPR				25.00	-		3,610		61,384 T
		--ASV...											10,833

PROPERTY NOTES:				PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES PRICE
				AMOUNT			2756	483	SPL	12/14/2020	#	
				AMOUNT			2756	483	WD	9/04/2018		143,500
							1295	569	SPL	8/22/2018	#	

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 66005	DWELLING	1.00	5,000.00	1960	1960	MNO	.00	100	AP	50.00	1,875	

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	AR	AC 0700	1.000	25,000.00		.00	.00	.00	100.00	.00	.00	.00	25,000	
2	AR	AC 5111	11.900	2,500.00		.00	.00	.00	97.00	.00	.00	97.00	28,857	
3	AR	AC 6111	26.300	1,000.00		.00	.00	.00	97.00	.00	.00	97.00	25,511	
4	AR	AC 9500	.650	500.00		.00	.00	.00	97.00	.00	.00	97.00	315	



:A DD40 DR60 DU40 :B DR15 DD40 DL15 DU40 * DL60 *

A= MA 651 2,400.00 WHSE B= AC 2041 600.00 CANOPY W/ SLA