

HINNANT SPENCER
8061 NC 42 HWY W
.680 AC

N2 FOUND YR 2024 2760522893.000
8061 NC 42 HWY W
PIN: 2760 52 2893 000
DISTRICT: 19 C/SW/ROCK RIDGE SWAF

Wilson County
ACCOUNT#: 1123560
NBHD: 8287 SPRING_HILL
Plat Bk/Pg 1.00 EXCD: NOTICE: 82 3/08/2024

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APPR: JHB APPR DT: 12/15/2023

Bldg No. 1
Imp Desc: R1.0 SFR-1.0 STY
Grade : C+10 C+10 GRADE
of Units 7 Rms 3 Bedrms 2.0 Bathrms 1 HBaths

EYB: 1995 8061 NC 42 HWY W
AYB: 1960 Finished Area: 2,671.00

Exempt Code
LAND VALUE 30,940
MISC VALUE 53,965
BLDG VALUE 292,928
TOTAL VALUE 377,833

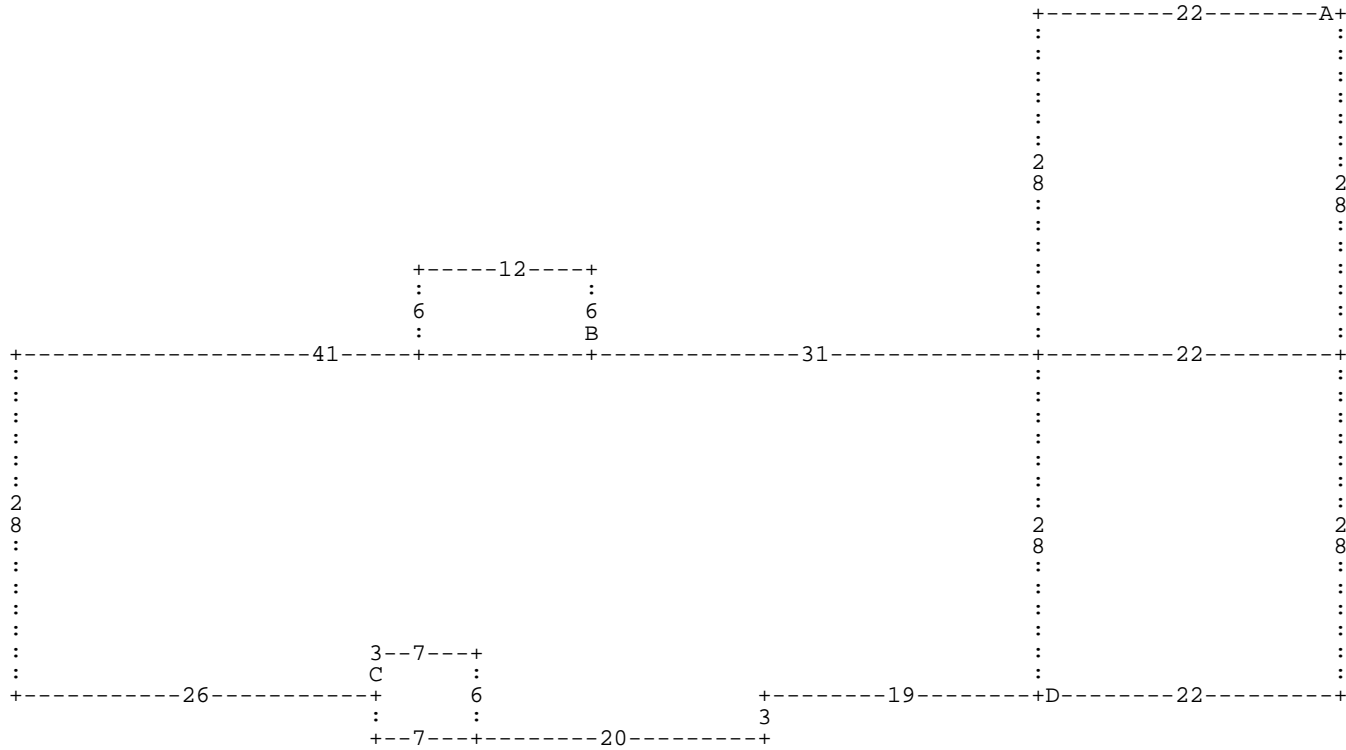
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1031 CARPORT	100		616	27.90			90.00			15,467
AC 1052 PORCH-OPEN-MAS	100		42	29.10			110.00			1,344
AC 1064 DECK-WOOD	100		72	24.95			150.00			2,694
MA 111 SFR-1.0 STY	100		2671	136.00	1.00		90.63			329,216
- AR 10 FORCED AIR HEAT W/ A100			2671	.00						0
- BT HBT HALF BATH	100		1	3667.00						3,667
- EW 23 UTILITY (OR JUMBO) B100			312	40.00						12,480
- FC 48 VINYL/CARPET	100		2671	.00						0
- FN 02 CONT WALL-CONC BLOCK100			312	.00						0
- FP 3 1STY SNGL	100		2	5100.00						10,200
- IF 08 DRYWALL/PLASTER	100		2671	.00						0
- RC 02 COMPOSITION SHINGLE	100		2671	.00						0
- RT 03 DOUBLE PITCH ROOF	100		2671	.00						0

RCN...			PCT COMPLETE		100	x				375,068
QUAL..	C+10				110.00	x				412,574
DEPR.. RC					29.00	-		119,646		119,646
--ASV...										292,928

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
TOTAL REMODELING ON SFD/10/05/2021/JHB	BP020221000		12/12/2022	2913	300	WD	8/12/2021			215,000
STILL REMODELING AND REPAIR DINNING AREA/01/04/2022/JHB	AMOUNT	18,000		1744	297	WD	11/30/1999			148,000
STILL THE SAME ON REMODELING AND REPAIR/05/12/2022/JHB	BP02021050R		8/31/2021			@	11/01/1999	@		
100% COMPLETE ON REMODELING/01/30/2023/JHB	AMOUNT	50,000				@	10/25/1999	@		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1182	POOL-INGROUND 18 X 40	720.00	55.00	1962	1988	MAV	65.00	100			13,860	
82 1173	STG-FR 16 X 10	160.00	24.00	1986	1989	MAV	65.00	100			1,264	
84 1167	GAZEBO 11 X 11	121.00	41.55	2000	2000	MAV	55.00	100			2,263	
85 1121	GAR-DET-FR 24 X 30	720.00	51.50	2023	2023	MAV	2.00	100			34,158	

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	AR	AC 5010	.680	35,000.00		.00	.00	.00	130.00	.00	.00	130.00	30,940	



:A DL22 DD28 DL31 :B DU6 DL12 DD6 DR12 * DL41 DD28 DR26 DU3 :C DD6 DR7 DU6 DL7 *
 DR7 DD6 DR20 DU3 DR19 :D DR22 DU28 DL22 DD28 * DU28 DR22 DU28 *

A= MA 111
 D= AC 1031

2,671.00 SFR-1.0 STY
 616.00 CARPORT

B= AC 1064

72.00 DECK-WOOD

C= AC 1052

42.00 PORCH-OPEN-MA

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NEW GARAGE AND SHELTER/12/15/2023/JHB				1157	921	WD	6/01/1978	X		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
86 1143	SHELTER-OPEN 10 X 24	240.00	10.50	2023	2023	MAV	2.00	100			2,420	
							.00					
							.00					
							.00					

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