

WILSON DUANE  
 8105 ROCK RIDGE SCHOOL RD  
 L15 HATTIE CORNER 1.00LT  
 1.590 AC

Wilson County  
 YR 2024 2761215529.000  
 8105 ROCK RIDGE SCHOOL RD  
 PIN: 2761 21 5529 000  
 DISTRICT: 19 C/SW/ROCK RIDGE SWAF

ACCOUNT#: 1111628  
 NBHD: 8130 HATTIES\_CORNER  
 Plat Bk/Pg 31 33 APPR: JHB APPR DT: 5/07/2019  
 EXCD: EDVA 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 8 Rms 4 Bedrms 3.0 Bathrms HBaths  
 EYB: 2004 8105 ROCK RIDGE SCHOOL RD  
 AYB: 2004 Finished Area: 2,828.00  
 Exempt Code  
 LAND VALUE 54,000  
 MISC VALUE 3,933  
 BLDG VALUE 405,489  
 TOTAL VALUE 463,422

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1021 GARAGE-ATT-FR	100		701	42.55			85.00			25,353
AC 1051 PORCH-OPEN-FR	100		114	38.80			104.00			4,600
AC 1054 PORCH-SCR-MAS	100		240	45.80			100.00			10,992
AC 1064 DECK-WOOD	100		312	24.95			97.00			7,550
MA 112 SFR-1.5 STY	100		2262	116.00	1.25		89.75			235,496
MA 112 (UPPER FLOORS)	100		566	116.00	1.25	100.00	89.75			58,926
- AR 10 FORCED AIR HEAT W/ A100			2828	.00						0
- BT BT FULL BATH	100		1	5500.00						5,500
- EW 02 VINYL SIDING	100		284	.00						0
- FC 20 HARDWOOD/CARPET	100		2828	2.00						5,656
- FN 03 CONT WALL-BRICK	100		284	.00						0
- FP 2 PREFAB	100		1	3500.00						3,500
- IF 48 CUSTOM INTERIOR	100		2262	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		2262	.00						0
- RT 04 HIP ROOF	100		2262	.00						0
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RCN...			PCT COMPLETE		100	x				357,573
QUAL..	B+10				135.00	x				482,724
DEPR.. RB					16.00	-		77,235		77,235 T
--ASV...										405,489

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
HSE '05				2730	956	WD	2/06/2018			280,000
2008 INFORMAL APPEALS: NBHD CHANGE				AMOUNT	2528	136	WD	4/19/2013	I	245,000
CORRECTED LAND SIZE ADJ FOR 2013				2482	322	WD	4/12/2012	P		276,000
SKECTH GOOD AND PIC/JHB				AMOUNT	2049	891	WD	7/30/2004	X	290,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1164	DECK-WOOD-DET	140.00	24.95	2010	2010	MAV	28.00	100			2,415	
83 1161	PATIO-CONC/MAS 16 X 16	256.00	7.60	2013	2013	MAV	22.00	100			1,518	
84 150	STG-RTO 12 X 20	240.00		2018	2018	MAV	12.00	100				
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	AR	LT 5010	1.500	40,000.00		.00	.00	.00	90.00	.00	.00	90.00	54,000	

