

WATSON CONSTANT ANN
 7511 FLAT ROCK RD
 L-B .710 AC .71AC

Wilson County
 YR 2024 2763714891.000
 7511 FLAT ROCK RD
 PIN: 2763 71 4891 000
 DISTRICT: 21 C/SW/GREEN HORN SWAF

ACCOUNT#: 69954374
 NBHD: 8219 OLD_FIELDS
 Plat Bk/Pg 15 113 APPR: REV APPR DT: 7/01/2015
 EXCD: **** NOTICE: 82 3/08/2024

Bldg No. 1
 Imp Desc: R1.0 SFR-1.0 STY EYB: 1980 7511 FLAT ROCK RD Exempt Code ELD2 LAND VALUE 36,068
 Grade : C C GRADE AYB: 1920 Finished Area: 2,493.00 MISC VALUE 10,355
 # of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths BLDG VALUE 158,630
 TOTAL VALUE 205,053

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1051 PORCH-OPEN-FR	100		563	38.80			90.00			19,659
AC 1052 PORCH-OPEN-MAS	100		168	29.10			102.00			4,986
MA 111 SFR-1.0 STY	100		2493	136.00	1.00		92.00			311,924
- AR 10 FORCED AIR HEAT W/ A100			2493	.00						0
- EW 31 BRICK/VINYL COMBO	100		222	18.75						4,162
- FC 48 VINYL/CARPET	100		2493	.00						0
- FN 03 CONT WALL-BRICK	100		222	.00						0
- IF 01 DRYWALL	100		2493	.00						0
- RC 04 METAL-CORRUGATED	100		2493	1.65						4,113
- RT 03 DOUBLE PITCH ROOF	100		2493	.00						0
RCN... PCT COMPLETE					100	x				344,844
QUAL.. C					100.00	x				344,845
DEPR.. RC					54.00	-		186,215		186,215
--ASV...										158,630

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			2123	380	WD	8/15/2005	A		75,000
AMOUNT					@	6/14/2004	@		
			2035	402	WD	3/10/2004	X		34,500
AMOUNT					@	10/25/1999	@		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STG-FR 10 X 10	100.00	24.00	1900	1968	MFR	75.00	100			432	
82 1143	SHELTER-OPEN 50 X 60	3,000.00	10.50	1900	1991	MAV	65.00	100			9,923	
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	AR	AC 5010	.710	40,000.00		.00	.00	.00	127.00	.00	.00	127.00	36,068	ELD2

