

LANCASTER BRYANT RAY
 6521 GUY RD
 L16 BECCA RIDGE 1.00LT
 .921 AC

Wilson County
 N2 FOUND YR 2024 2770761737.000
 6521 GUY RD
 PIN: 2770 76 1737 000
 DISTRICT: 19 C/SW/ROCK RIDGE SWAF

ACCOUNT#: 1113847
 NBHD: 8018 BECCA RIDGE
 Plat Bk/Pg 35 3 APPR: REV APPR DT: 9/11/2015
 1.00 EXCD: 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: 2007 6521 GUY RD
 AYB: 2006 Finished Area: 2,385.00
 Exempt Code
 LAND VALUE 45,000
 MISC VALUE 0
 BLDG VALUE 375,331
 TOTAL VALUE 420,331

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1022 GARAGE-ATT-MAS	100		578	44.65			90.00			23,226
AC 1051 PORCH-OPEN-FR	100		133	38.80			102.00			5,263
AC 1053 STOOP-MAS	100		20	19.40			120.00			465
AC 1053 STOOP-MAS	100		88	19.40		100.00	70.00			1,195
AC 1054 PORCH-SCR-MAS	100		256	45.80			97.00			11,373
AC 1071 UTILITY STG-FR	100		40	39.45		100.00	110.00			1,735
MA 112 SFR-1.5 STY	100		1939	116.00	1.23		92.75			208,617
MA 112 (UPPER FLOORS)	100		446	116.00	1.23	100.00	92.75			47,985
- AR 10 FORCED AIR HEAT W/ A100	100		2385	.00						0
- BT BT FULL BATH	100		1	5500.00						5,500
- EW 36 BRICK/HARDBOARD	100		222	26.75						5,938
- FC 20 HARDWOOD/CARPET	100		2385	2.00						4,770
- FN 03 CONT WALL-BRICK	100		222	.00						0
- FP 2 PREFAB	100		1	3500.00						3,500
- IF 30 DRYWALL/CUSTOM	100		1939	.00						0
- RC 07 WOOD SHAKES/3D-SHING100	100		1939	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1939	.00						0

RCN...			PCT COMPLETE		100	x				319,567
QUAL..	B+10				135.00	x				431,415
DEPR.. RB					13.00	-		56,084		56,084 T
--ASV...										375,331

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
FOP TO FSP/JHB	BP01400326R		7/24/2014	2752	780	WD	8/03/2018			295,000
CORRECTED UPPER STORY SF P/REAL ESTATE LISTING FOR 2015	AMOUNT			2584	842	WD	8/15/2014			259,000
LEFT CARD 4 OWNER TO CALL/JHB				2529	383	WD	4/30/2013			230,000
PERMIT CODE: N MO/YR: 052006 NOTE: 185945	AMOUNT			2528	611	WD	4/24/2013	C		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
							.00					
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	AR	LT 5010	1.000	45,000.00		.00	.00	.00	100.00	.00	.00	.00	45,000	

