

MCKINNEY DARREN LEE
 7118 ROCK RIDGE SCHOOL RD
 L30S1 WOLVERSTONE 1.10AC
 1.100 AC

Wilson County
 N2 FOUND YR 2024 2771233762.000
 7118 ROCK RIDGE SCHOOL RD
 PIN: 2771 23 3762 000
 DISTRICT: 19 C/SW/ROCK RIDGE SWAF

ACCOUNT#: 69939725
 NBHD: 8392 WOLVERSTONE
 Plat Bk/Pg 33 98
 EXCD: NOTICE: 82 3/08/2024
 APPR: JHB APPR DT: 12/01/2016

Bldg No. 1
 Imp Desc: R1.5 SFR-UPTO 1.5 STY
 Grade : A-10 A-10 GRADE
 # of Units 5 Rms 3 Bedrms 2.0 Bathrms 1 HBaths
 Exempt Code
 7118 ROCK RIDGE SCHOOL RD
 Finished Area: 2,757.00
 LAND VALUE 50,000
 MISC VALUE 54,826
 BLDG VALUE 427,478
 TOTAL VALUE 532,304

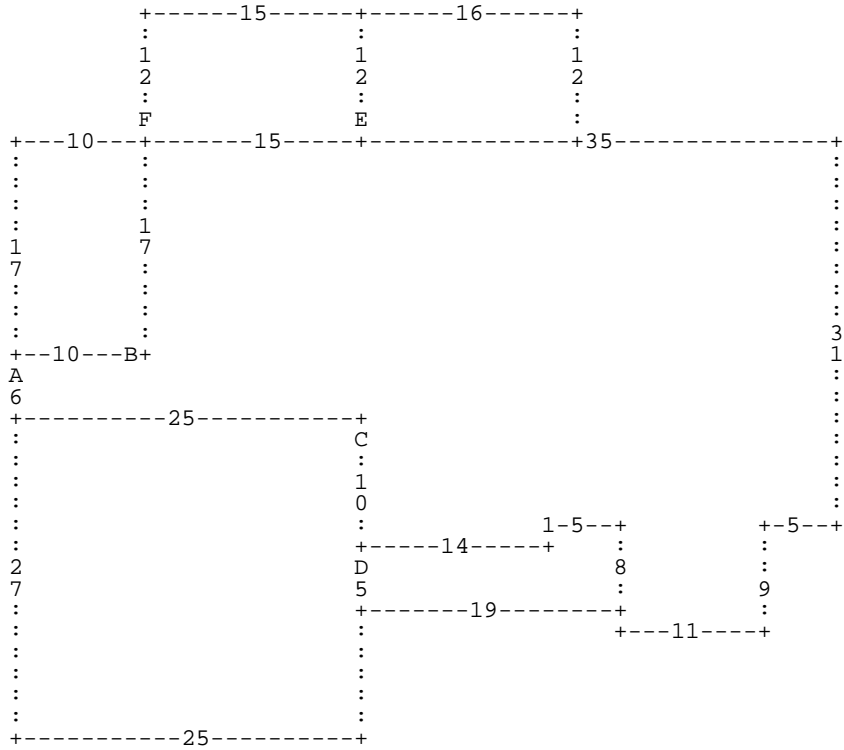
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1021 GARAGE-ATT-FR	100		675	42.55			85.00			24,412
AC 1052 PORCH-OPEN-MAS	100		100	29.10			104.00			3,026
AC 1054 PORCH-SCR-MAS	100		180	45.80			100.00			8,244
AC 1061 PATIO-CONC	100		192	7.50			60.00			864
AC 1071 UTILITY STG-FR	100		170	39.45			102.00			6,840
MA 112 SFR-1.5 STY	100		1622	116.00	1.70		90.00			169,336
MA 112 (UPPER FLOORS)	100		1135	116.00	1.70	100.00	90.00			118,494
- AR 27 ELECTRIC HEAT PUMP	100		2757	.00						0
- BT HBT HALF BATH	100		1	3667.00						3,667
- EW 18 BRICK VENEER	100		202	35.00						7,070
- FC 20 HARDWOOD/CARPET	100		2757	2.00						5,514
- FN 03 CONT WALL-BRICK	100		202	.00						0
- FP 2 PREFAB	100		1	3500.00						3,500
- IF 30 DRYWALL/CUSTOM	100		1622	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1622	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1622	.00						0

RCN...			PCT COMPLETE		100	x				350,967
QUAL..	A-10				140.00	x				491,353
DEPR.. RA					13.00	-		63,875		63,875 T
--ASV...										427,478

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
75% COMPLETE ON GARAGE/09/26/2016/JHB	BP020160570		9/20/2016	2448	771	WD	6/03/2011			245,000
100% COMPLETE ON GARAGE/12/01/2016/JHB	AMOUNT	19,200		2126	420	WD	8/31/2005	X		296,000
CORRECTED SFD FROM 2 STORY TO 1.5 STORY/JHB	BP020160380		6/01/2016	2055	262	WD	8/27/2004	X		30,000
PERMIT CODE: N MO/YR: 082004 NOTE: 162425	AMOUNT	19,200				@	7/15/2004	@		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1122	GAR-DET-MAS 24 X 34	816.00	59.25	2016	2016	MGD	16.00	100			54,826	
							.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	50,000.00		.00	.00	.00	100.00	.00	.00	.00	50,000	



:A DD6 DR25 :C DD27 DL25 DU27 DR25 * DD10 :D DD5 DR19 DU6 DL5 DD1 DL14 * DR14 DU
1 DR5 DD8 DR11 DU9 DR5 DU31 DL35 :E DU12 DR16 DD12 DL16 * DL15 :F DU12 DR15 DD12
DL15 * DD17 :B DL10 DU17 DR10 DD17 * DL10 *

A= MA 112
D= AC 1052

1,622.00 SFR-1.5 STY
100.00 PORCH-OPEN-MA

B= AC 1071
E= AC 1061

170.00 UTILITY STG-F
192.00 PATIO-CONC

C= AC 1021
F= AC 1054

675.00 GARAGE-ATT-FR
180.00 PORCH-SCR-MAS