

KOVACH JAMES  
7135 STALBRIDGE RD  
L37S2 WOLVERSTONE 1.00LT  
.960 AC

N2 FOUND YR 2024 2771249103.000  
7135 STALBRIDGE RD  
PIN: 2771 24 9103 000  
DISTRICT: 19 C/SW/ROCK RIDGE SWAF

Wilson County  
ACCOUNT#: 1057590  
NBHD: 8392 WOLVERSTONE  
Plat Bk/Pg 34 268  
EXCD: NOTICE: 82 3/08/2024  
APPR: JHB APPR DT: 12/07/2017

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Bldg No. 1  
Imp Desc: R1.5 SFR-UPTO 1.5 STY  
Grade : A+10 A+10 GRADE  
# of Units 11 Rms 4 Bedrms 3.0 Bathrms 1 HBaths  
EYB: 2007 7135 STALBRIDGE RD  
AYB: 2007 Finished Area: 3,124.00  
Exempt Code  
LAND VALUE 50,000  
MISC VALUE 82,660  
BLDG VALUE 624,388  
TOTAL VALUE 757,048

| TYPE/CODE/DESCRIPTION           | PCT  | %CMP | UNITS        | RATE    | STR#   | STR%   | SIZ%   | HGT%   | PER% | COST    |
|---------------------------------|------|------|--------------|---------|--------|--------|--------|--------|------|---------|
| AC 1022 GARAGE-ATT-MAS          | 100  |      | 600          | 44.65   |        | 100.00 | 90.00  |        |      | 24,111  |
| AC 1052 PORCH-OPEN-MAS          | 100  |      | 114          | 29.10   |        | 100.00 | 104.00 |        |      | 3,450   |
| AC 1054 PORCH-SCR-MAS           | 100  |      | 230          | 45.80   |        | 100.00 | 100.00 |        |      | 10,534  |
| AC 1061 PATIO-CONC              | 100  |      | 128          | 7.50    |        | 100.00 |        |        |      | 960     |
| MA 112 SFR-1.5 STY              | 100  |      | 1990         | 116.00  | 1.57   |        | 87.75  |        |      | 202,562 |
| MA 112 (UPPER FLOORS)           | 100  |      | 1134         | 116.00  | 1.57   | 100.00 | 87.75  |        |      | 115,429 |
| - AR 10 FORCED AIR HEAT W/ A100 |      |      | 3124         | .00     |        |        |        |        |      | 0       |
| - BT BT FULL BATH               | 100  |      | 1            | 5500.00 |        |        |        |        |      | 5,500   |
| - BT HBT HALF BATH              | 100  |      | 1            | 3667.00 |        |        |        |        |      | 3,667   |
| - EW 18 BRICK VENEER            | 100  |      | 228          | 35.00   |        |        |        |        |      | 7,980   |
| - FC 38 HARDWOOD/CAR/TILE       | 100  |      | 3124         | 6.00    |        |        |        |        |      | 18,744  |
| - FN 03 CONT WALL-BRICK         | 100  |      | 228          | .00     |        |        |        |        |      | 0       |
| - FP 2 PREFAB                   | 100  |      | 1            | 3500.00 |        |        |        |        |      | 3,500   |
| - IF 48 CUSTOM INTERIOR         | 100  |      | 1990         | .00     |        |        |        |        |      | 0       |
| - RC 07 WOOD SHAKES/3D-SHING    | 100  |      | 1990         | .00     |        |        |        |        |      | 0       |
| - RT 04 HIP ROOF                | 100  |      | 1990         | .00     |        |        |        |        |      | 0       |
| RCN...                          |      |      | PCT COMPLETE |         | 100    | X      |        |        |      | 396,437 |
| QUAL..                          | A+10 |      |              |         | 175.00 | X      |        |        |      | 693,764 |
| DEPR.. RA                       |      |      |              |         | 10.00  | -      |        | 69,376 |      | 69,376  |
| --ASV...                        |      |      |              |         |        |        |        |        |      | 624,388 |

| PROPERTY NOTES:                                           | PERMIT NO   | TYPE | DATE       | BOOK | PAGE | DT | DATE      | QS | SALES PRICE |
|-----------------------------------------------------------|-------------|------|------------|------|------|----|-----------|----|-------------|
| SFD 60%, DET GAR 99% 4 '08-RW. ALL 100% 4 '09-GRW.        | BP000017040 |      | 10/03/2017 | 2302 | 296  | WD | 2/29/2008 | B  | 390,000     |
| PART OF PTO TO FSP/10/20/2014/JHB                         | AMOUNT      |      |            | 2275 | 171  | WD | 9/21/2007 |    | 35,000      |
| PERMIT FOR GARAGE MOVED TO 7124 STALBRIDGE/07/21/2016/JHB | BP00140030A |      | 7/28/2014  |      |      | @  | 6/28/2006 | @  |             |
| INGROUND POOL 50% COMPLETE/09/17/2017/JHB                 | AMOUNT      |      |            | 2046 | 724  | WD | 7/08/2004 | X  |             |

| MISC CODE | DESC                  | UNITS    | RATE  | AYB  | EYB  | DT  | PCT   | %CMP | ADD.DEPR | PCT | VALUE  | EXMPT |
|-----------|-----------------------|----------|-------|------|------|-----|-------|------|----------|-----|--------|-------|
| 81 1122   | GAR-DET MASON 24 X 36 | 864.00   | 59.25 | 2007 | 2007 | MGD | 34.00 | 100  |          |     | 45,612 |       |
| 82 1182   | POOL-INGROUND 16 X 32 | 512.00   | 55.00 | 2017 | 2017 | MGD | 14.00 | 100  |          |     | 30,272 |       |
| 83 1161   | PATIO-CONC/MAS        | 1,152.00 | 7.60  | 2017 | 2017 | MAV | 14.00 | 100  |          |     | 6,776  |       |
|           |                       |          |       |      |      |     | .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 |       |

