

BUNCH JEAN BRYANT
6419 BOYKIN RD
L5 BIG VALLEY SUB 1.00LT
.846 AC

Wilson County
YR 2024 2771883378.000
6419 BOYKIN RD
PIN: 2771 88 3378 000
DISTRICT: 19 C/SW/ROCK RIDGE SWAF

ACCOUNT#: 1074929
NBHD: 8431 BIG VALLEY
Plat Bk/Pg 1.00 EXCD:
APPR: REV APPR DT: 5/22/2015
NOTICE: 82 3/08/2024

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Bldg No.	1	EYB: 1985	6419 BOYKIN RD	Exempt Code	LAND VALUE	40,000
Imp Desc:	R1.0 SFR-1.0 STY	AYB: 1970	Finished Area:	1,000.00	MISC VALUE	1,296
Grade :	C C GRADE		HBaths		BLDG VALUE	89,367
# of Units	4 Rms 3 Bedrms 1.0 Bathrms				TOTAL VALUE	130,663

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1051 PORCH-OPEN-FR	100		192	38.80			100.00			7,449
AC 1052 PORCH-OPEN-MAS	100		64	29.10	1.00	100.00	106.00			1,974
AC 1071 UTILITY STG-FR	100		108	39.45			104.00			4,431
MA 111 SFR-1.0 STY	100		1000	136.00	1.00		109.25			148,580
- AR N NO AC	100		1000	3.35-						3,350-
- AR 07 ADEQUATE HEAT	100		1000	.00						0
- BT BT FULL BATH	100		1-	5500.00						5,500-
- EW 18 BRICK VENEER	100		130	35.00						4,550
- FC 03 HARDWOOD	100		1000	4.35						4,350
- FN 03 CONT WALL-BRICK	100		130	.00						0
- IF 01 DRYWALL	100		1000	.00						0
- RC 02 COMPOSITION SHINGLE	100		1000	.00						0
- RT 04 HIP ROOF	100		1000	.00						0

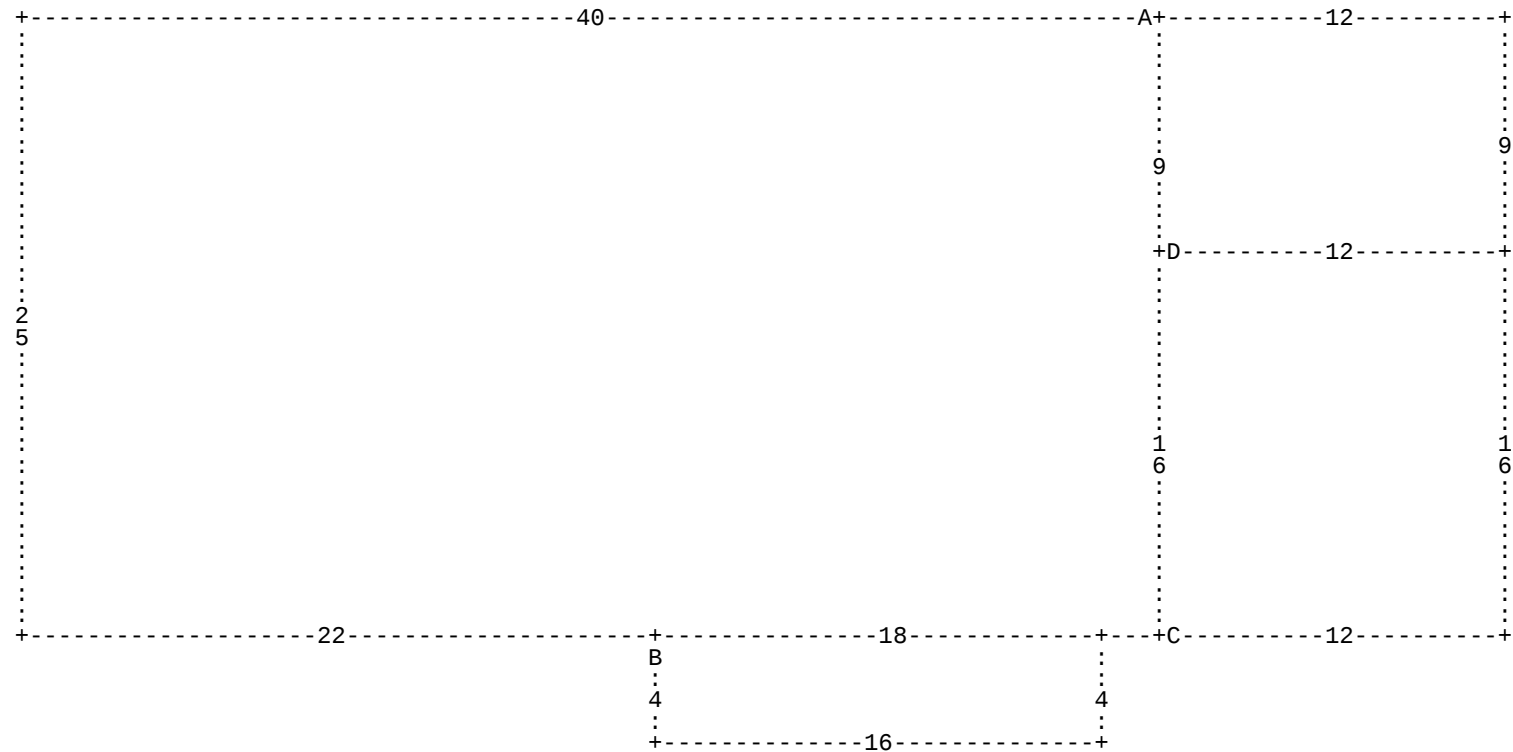
RCN...	PCT COMPLETE	100	X	162,484
QUAL..		100.00	X	162,484
DEPR.. RC		45.00	-	73,117
--ASV...				89,367

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES PRICE
			1997	CDTH	CDTH	12/31/2009	E	
AMOUNT					@	10/25/1999	@	
AMOUNT			1093	587	QD	12/07/1973	I	16,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STG-FR 20 X 16	320.00	24.00	1970	1973	MFR	75.00	100			1,296	
							.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	40,000.00		.00	.00	.00	100.00	.00	.00	.00	40,000	



:A DL40 DD25 DR22 :B DD4 DR16 DU4 DL16 * DR18 :C DR12 DU16 DL12 DD16 * DU16 :D D
R12 DU9 DL12 DD9 * DU9 *

A= MA 111 1,000.00 SFR-1.0 STY B= AC 1052 64.00 PORCH-OPEN-MA C= AC 1051 192.00 PORCH-OPEN-FR
D= AC 1071 108.00 UTILITY STG-F