

TWC & ASSOCIATES LLC
6788 FLAT ROCK RD
L6 THE POINTE 1.00LT
.340 AC

Wilson County
YR 2024 2773711774.000
6788 FLAT ROCK RD
PIN: 2773 71 1774 000
DISTRICT: 5 C/CISI/FRSI-SIM

ACCOUNT#: 1104291
NBHD: 8279 SIMS_R-10
Plat Bk/Pg 38 18
EXCD: APPR: REV APPR DT: 5/14/2015
NOTICE: 82 3/08/2024

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Bldg No. 1
Imp Desc: R1.0 SFR-1.0 STY
Grade : C+10 C+10 GRADE
of Units 7 Rms 3 Bedrms 2.0 Bathrms HBaths
EYB: 2014 6788 FLAT ROCK RD
AYB: 2014 Finished Area: 1,474.00
Exempt Code
LAND VALUE 40,000
MISC VALUE 0
BLDG VALUE 215,407
TOTAL VALUE 255,407

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1052 PORCH-OPEN-MAS	100		95	29.10		100.00	104.00			2,875
AC 1054 PORCH-SCR-MAS	100		120	45.80		100.00	104.00			5,715
AC 1061 PATIO-CONC	100		140	7.50		100.00	64.00			672
MA 111 SFR-1.0 STY	100		1474	136.00	1.00		101.56			203,590
- AR 10 FORCED AIR HEAT W/ A100			1474	.00						0
- EW 02 VINYL SIDING	100		164	.00						0
- FC 48 VINYL/CARPET	100		1474	.00						0
- FN 03 CONT WALL-BRICK	100		164	.00						0
- IF 01 DRYWALL	100		1474	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1474	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1474	.00						0

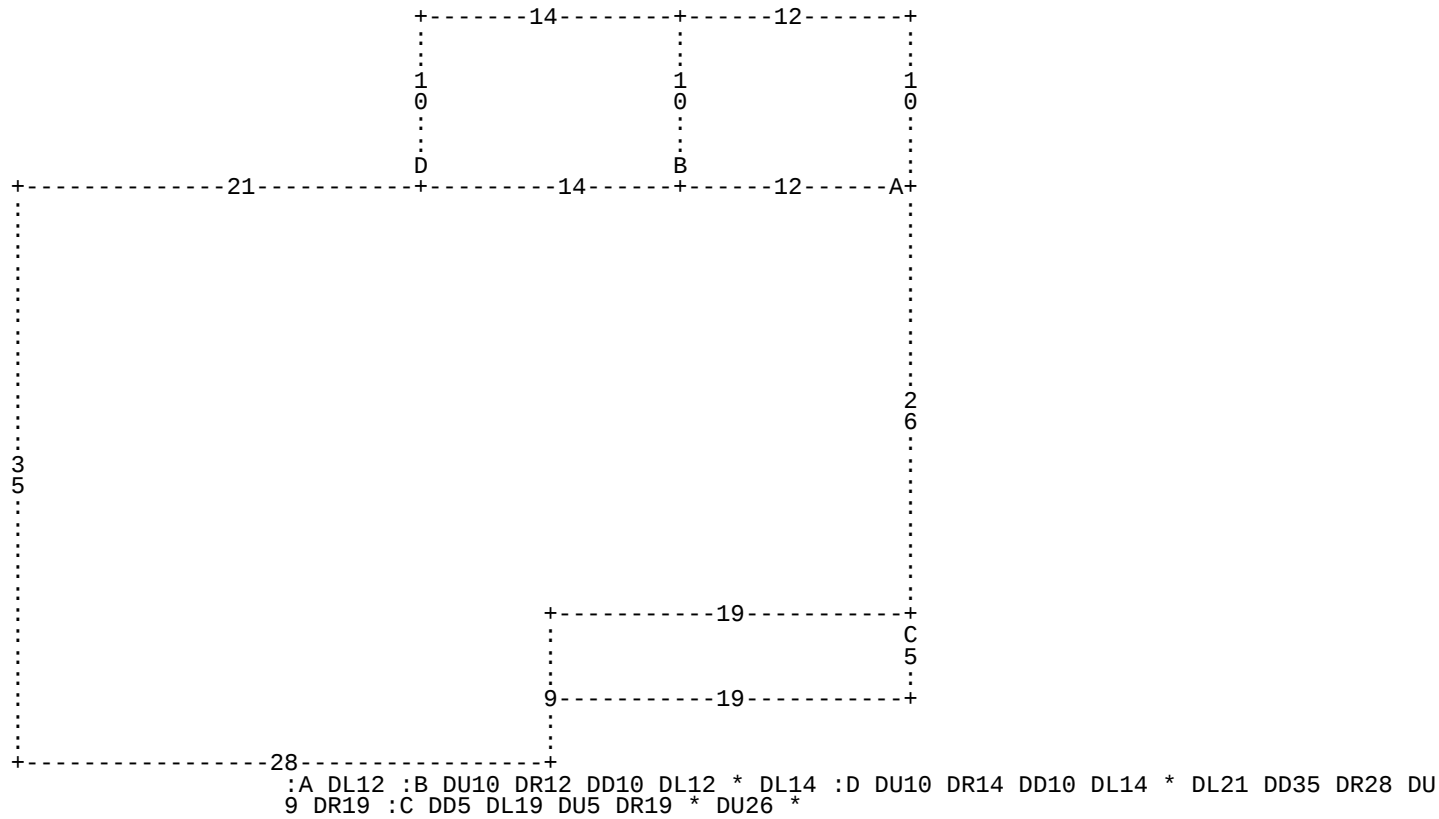
RCN...		PCT COMPLETE	100	X		212,852
QUAL..	C+10		110.00	X		234,137
DEPR.. RC			8.00	-	18,730	18,730 T
--ASV...						215,407

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
BP00201449N		10/08/2014	2654	562	WD	5/04/2016			100,000
AMOUNT			2591	514	WD	10/15/2014			20,000
AMOUNT			2392	668	SPL	2/03/2010	#		

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	R10	LT 0100		1.000	40,000.00		.00	.00	.00	100.00	.00	.00	.00	40,000	



A= MA 111
D= AC 1061

1,474.00 SFR-1.0 STY
140.00 PATIO-CONC

B= AC 1054

120.00 PORCH-SCR-MAS

C= AC 1052

95.00 PORCH-OPEN-MA