

FATZAUN JOHN PETER  
 6726 HEMLOCK CT  
 L55S5 MAGNOLIA PL 1.00LT  
 .360 AC

N2 FOUND YR 2024 **2773905930.000**  
 6726 HEMLOCK CT  
 PIN: 2773 90 5930 000  
**DISTRICT:** 5 C/CISI/FRSI-SIM

Wilson County

**ACCOUNT#:** 69953416 **PAGE** 1  
**NBHD:** 8184 MAGNOLIA\_PLACE  
 Plat Bk/Pg 36 251 **APPR:** JHB APPR DT: 1/13/2019  
**EXCD:** NOTICE: 82 3/08/2024

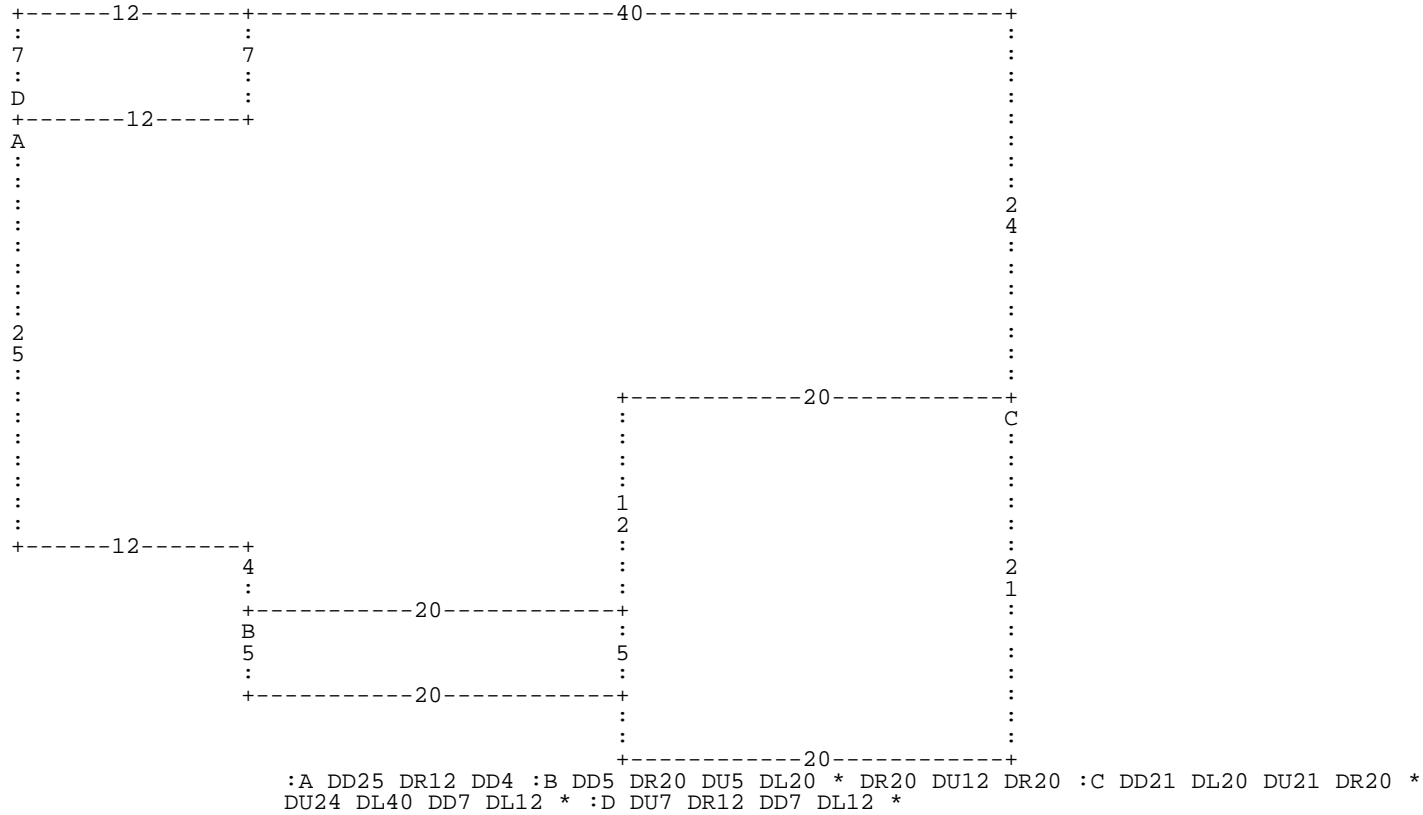
Bldg No. 1  
 Imp Desc: R1.5 SFR-UPTO 1.5 STY EYB: 2008 6726 HEMLOCK CT Exempt Code **LAND VALUE** 60,000  
 Grade : C+10 C+10 GRADE AYB: 2008 Finished Area: 2,340.00 **MISC VALUE** 0  
 # of Units 9 Rms 4 Bedrms 3.0 Bathrms HBaths **BLDG VALUE** 275,782  
**TOTAL VALUE** 335,782

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1021 GARAGE-ATT-FR	100		420	42.55		100.00	90.00			16,083
AC 1051 PORCH-OPEN-FR	100		84	38.80		100.00	106.00			3,454
AC 1052 PORCH-OPEN-MAS	100		100	29.10		100.00	104.00			3,026
MA 112 SFR-1.5 STY	100		1500	116.00	1.56		93.13			162,045
MA 112 (UPPER FLOORS)	100		840	116.00	1.56	100.00	93.13			90,745
- AR 10 FORCED AIR HEAT W/ A100			2340	.00						0
- AT UAT UNF ATTIC	7		105	27.00			93.13			2,640
- BT BT FULL BATH	0		1	5500.00						5,500
- EW 02 VINYL SIDING	100		176	.00						0
- FC 20 HARDWOOD/CARPET	100		2340	2.00						4,680
- FN 03 CONT WALL-BRICK	100		176	.00						0
- IF 48 CUSTOM INTERIOR	100		1500	.00						0
- RC 07 WOOD SHAKES/3D-SHING100			1500	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1500	.00						0
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RCN...			PCT COMPLETE		100	x				288,173
QUAL..	C+10				110.00	x				316,990
DEPR.. RC					13.00	-		41,208		41,208 T
--ASV...										275,782

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
SFR: 70% 4 '09. 100% 4 '10.	BP00021812R		3/16/2018	2726	424	WD	12/20/2017			179,000
UUS CHANGE TO FUS AND UAT/NOT FINISH/07/23/2018/JHB	AMOUNT	20,000		2623	924	WD	8/07/2015			173,000
FINAL INSPECTION NOV 15/ 2018/ADDED FULL BATH/01/16/2019/JHB	BP00080800N		10/01/2008	2370	660	WD	7/01/2009			171,000
	AMOUNT	118,494		2300	38	WD	2/20/2008	A		138,000

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	R15	LT 5010	1.000	60,000.00		.00	.00	.00	100.00	.00	.00	.00	60,000	



A= MA 112  
D= AC 1051

1,500.00 SFR-1.5 STY  
84.00 PORCH-OPEN-FR

B= AC 1052

100.00 PORCH-OPEN-MA

C= AC 1021

420.00 GARAGE-ATT-FR