

TWISDALE BRITTANY A
6710 SASSAFRAS CT
L13S2 MAGNOLIA PL 1.00LT
.344 AC

N2 FOUND YR 2024 2773910322.000
6710 SASSAFRAS CT
PIN: 2773 91 0322 000
DISTRICT: 5 C/CISI/FRSI-SIM

Wilson County
ACCOUNT#: 1114420
NBHD: 8184 MAGNOLIA_PLACE
Plat Bk/Pg 33 236
EXCD: NOTICE: 82 3/08/2024
APPR: REV APPR DT: 5/11/2015

PAGE 1

Bldg No. 1
Imp Desc: R1.0 SFR-1.0 STY
Grade : C+10 C+10 GRADE
of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths
EYB: 2005 6710 SASSAFRAS CT
AYB: 2005 Finished Area: 1,258.00
Exempt Code
LAND VALUE 60,000
MISC VALUE 812
BLDG VALUE 178,377
TOTAL VALUE 239,189

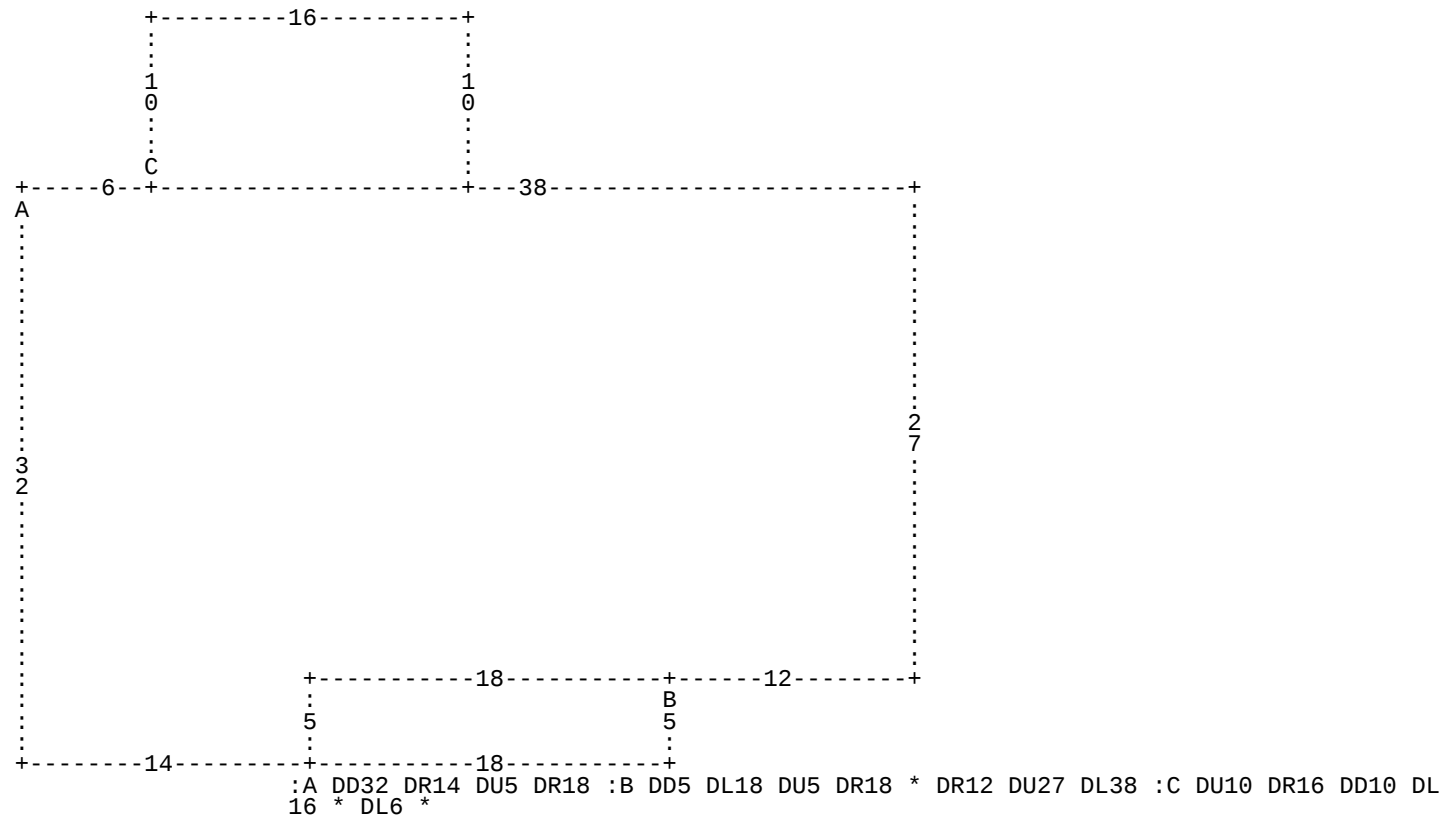
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1052 PORCH-OPEN-MAS	100		90	29.10			104.00			2,723
AC 1064 DECK-WOOD	100		160	24.95			102.00			4,071
MA 111 SFR-1.0 STY	100		1258	136.00	1.00		104.38			178,580
- AR 10 FORCED AIR HEAT W/ A100	100		1258	.00						0
- EW 02 VINYL SIDING	100		152	.00						0
- FC 19 HARDWOOD/TILE	100		1258	7.95						10,001
- FN 03 CONT WALL-BRICK	100		152	.00						0
- IF 30 DRYWALL/CUSTOM	100		1258	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1258	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1258	.00						0

RCN...	PCT COMPLETE	100	x	195,375	
QUAL..		110.00	x	214,912	
DEPR.. RC		17.00	-	36,535	T
--ASV...				178,377	

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
PERMIT CODE: N MO/YR: 022005 NOTE: SFD				2759	835	WD	10/08/2018			155,000
	AMOUNT			2625	674	WD	8/21/2015			135,500
	AMOUNT			2550	422	WD	9/26/2013			131,000
				2435	668	WD	1/28/2011	E		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STORAGE 012 X 016	192.00	24.00	2005	2005	MFR	75.00	100			812	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND	QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	R15	LT 0100		1.000	60,000.00		.00	.00	.00	100.00	.00	.00	.00	60,000	



A= MA 111 1,258.00 SFR-1.0 STY B= AC 1052 90.00 PORCH-OPEN-MA C= AC 1064 160.00 DECK-WOOD