

RUFFIN J B  
 5524 WIGGINS MILL RD  
 L5S2 SCOTT FARM 1.00LT  
 .710 AC

Wilson County  
 YR 2024 2780834338.000  
 5524 WIGGINS MILL RD  
 PIN: 2780 83 4338 000  
 DISTRICT: 19 C/SW/ROCK RIDGE SWAF

ACCOUNT#: 1059113  
 NBHD: 8265 SCOTT\_FARM-SAINT\_ROSE\_CHU  
 Plat Bk/Pg 35 280 APPR: GRW APPR DT: 9/27/2021  
 EXCD: EDVA NOTICE: 82 3/08/2024

Bldg No. 1  
 Imp Desc: R1.5 SFR-UPTO 1.5 STY EYB: 2007 5524 WIGGINS MILL RD Exempt Code  
 Grade : B B GRADE AYB: 2007 Finished Area: 2,233.00  
 # of Units 8 Rms 4 Bedrms 2.0 Bathrms HBaths

LAND VALUE 25,000  
 MISC VALUE 0  
 BLDG VALUE 322,631  
 TOTAL VALUE 347,631

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1021 GARAGE-ATT-FR	100		564	42.55		100.00	90.00			21,598
AC 1052 PORCH-OPEN-MAS	100		114	29.10		100.00	104.00			3,450
AC 1054 PORCH-SCR-MAS	100		120	45.80		100.00	104.00			5,715
AC 1064 DECK-WOOD	100		234	24.95		100.00	100.00			5,838
MA 112 SFR-1.5 STY	100		1830	116.00	1.22		93.88			199,287
MA 112 (UPPER FLOORS)	100		403	116.00	1.22	100.00	93.88			43,886
- AR 10 FORCED AIR HEAT W/ A100			2233	.00						0
- EW 02 VINYL SIDING	100		212	.00						0
- FC 38 HARDWOOD/CAR/TILE	100		2233	6.00						13,398
- FN 03 CONT WALL-BRICK	100		212	.00						0
- FP 2 PREFAB	0		1	3500.00						3,500
- IF 30 DRYWALL/CUSTOM	100		1830	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1830	.00						0
- RT 04 HIP ROOF	100		1830	.00						0
RCN...			PCT COMPLETE		100	x				296,672
QUAL..	B				125.00	x				370,840
DEPR.. RB					13.00	-		48,209		48,209 T
--ASV...										322,631

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
CORRECTED TAX DISTRICT 4 '09-GRW.	BP00070155N		2/12/2007	2017	CDTH	CDTH	1/22/2017	E		
UAT UNWALKERABLE ONLY FAT/CLERICAL CHGS 4 2012/JHB	AMOUNT			2289	389	WD	12/12/2007		213,000	
FIXED 2ND FLR HLA (REVAL ERROR) 4 22-GRW.	AMOUNT			2228	892	WD	2/06/2007		33,000	
				1870	681	SPL	1/26/2007	#		

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	AR	LT 5010	1.000	25,000.00		.00	.00	.00	100.00	.00	.00	.00	25,000	

