

EASON MELANIE H
6430 HOLMAN DR
14.390 AC 14.39AC

Wilson County
YR 2024 2781137340.000
6430 HOLMAN DR
PIN: 2781 13 7340 000
DISTRICT: 19 C/SW/ROCK RIDGE SWAF

ACCOUNT#: 1063428
NBHD: 8405 WYNNE RIDGE
Plat Bk/Pg
1.00 EXCD:
APPR: JHB APPR DT: 8/24/2018
NOTICE: 82 3/08/2024

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Bldg No. 1
Imp Desc: R1.5 SFR-UPTO 1.5 STY
Grade : B B GRADE
of Units 9 Rms 4 Bedrms 4.0 Bathrms 1 HBaths
EYB: 2007 6430 HOLMAN DR
AYB: 2007 Finished Area:
3,703.00
Exempt Code
LAND VALUE 58,445
MISC VALUE 66,621
BLDG VALUE 512,449
TOTAL VALUE 637,515

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1021 GARAGE-ATT-FR	100		598	42.55		100.00	90.00			22,900
AC 1052 PORCH-OPEN-MAS	100		90	29.10		100.00	104.00			2,723
AC 1052 PORCH-OPEN-MAS	100		120	29.10		100.00	104.00			3,631
AC 1061 PATIO-CONC	100		348	7.50		100.00	55.00			1,435
AC 1071 UTILITY STG-FR	100		45	39.45		100.00	110.00			1,952
MA 112 SFR-1.5 STY	100		2664	116.00	1.39		86.00			265,760
MA 112 (UPPER FLOORS)	100		1039	116.00	1.39	100.00	86.00			103,650
- AR 10 FORCED AIR HEAT W/ A100			3703	.00						0
- AT UAT UNF ATTIC	10		266	27.00			86.00			6,176
- AT UAT UNF ATTIC	13		346	27.00			86.00			8,034
- BT BT FULL BATH	100		2	5500.00						11,000
- BT HBT HALF BATH	100		1	3667.00						3,667
- EW 18 BRICK VENEER	100		310	35.00						10,850
- FC 41 HARDWOOD/TILE/CARPET	100		3703	7.00						25,921
- FN 03 CONT WALL-BRICK	100		310	.00						0
- FP 2 PREFAB	100		1	3500.00						3,500
- IF 48 CUSTOM INTERIOR	100		2664	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		2664	.00						0
- RT 03 DOUBLE PITCH ROOF	100		2664	.00						0

RCN...		PCT COMPLETE	100	x		471,199
QUAL..	B		125.00	x		589,021
DEPR.. RB			13.00	-	76,572	76,572
--ASV...						512,449

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES PRICE
FIXED FUS/UAT & LAND 4 '10-GRW	BP00070777N		7/30/2007	2337	297	DG	10/09/2008	C	
	AMOUNT	293,463		2166	120	SPL	10/09/2008	#	
	AMOUNT								

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 107	GAR-DET W/APT-F 37 X 25	925.00	97.00	2007	2007	MGD	34.00	100			66,621	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	AR	AC 5010	2.750	14,000.00		.00	.00	.00	100.00	.00	.00	.00	38,500	
2	AR	AC 0120	2.500	3,000.00		.00	.00	.00	108.00	.00	.00	108.00	8,100	
3	AR	AC 6111	9.140	1,200.00		.00	.00	.00	108.00	.00	.00	108.00	11,845	

