

NGUYEN TRI NHAN PHU
 6433 COTTON DALE RD
 L6L7S4 COUNTRY AIR 1.84AC
 1.840 AC

N2 FOUND YR 2024 **2782388897.000**
 6433 COTTON DALE RD
 PIN: 2782 38 8897 000
DISTRICT: 22 C/SW/SIMS FD

Wilson County

ACCOUNT#: 69914915
NBHD: 8436 COUNTRY AIR ESTATES
 Plat Bk/Pg 18 56 APPR: REV APPR DT: 5/14/2015
 SWAF 1.00 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1
 Imp Desc: R1.5 SFR-UPTO 1.5 STY EYB: 1996 6433 COTTON DALE RD Exempt Code
 Grade : B-10 B-10 GRADE AYB: 1996 Finished Area: 3,099.00
 # of Units 11 Rms 4 Bedrms 3.0 Bathrms HBaths

LAND VALUE 67,500
MISC VALUE 2,302
BLDG VALUE 301,511
TOTAL VALUE 371,313

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1052 PORCH-OPEN-MAS	100		48	29.10			110.00			1,536
AC 1052 PORCH-OPEN-MAS	100		24	29.10			120.00			838
AC 1071 UTILITY STG-FR	100		36	39.45			120.00			1,704
MA 112 SFR-1.5 STY	100		1867	116.00	1.66		88.50			191,666
MA 112 (UPPER FLOORS)	100		1232	116.00	1.66	100.00	88.50			126,477
- AR 14 GAS PACK	100		3099	.00						0
- BT BT FULL BATH	100		1	5500.00						5,500
- EW 18 BRICK VENEER	100		216	35.00						7,560
- FC 20 HARDWOOD/CARPET	100		3099	2.00						6,198
- FN 03 CONT WALL-BRICK	100		216	.00						0
- FP 2 PREFAB	100		1	3500.00						3,500
- IF 48 CUSTOM INTERIOR	100		1867	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1867	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1867	.00						0

RCN...			PCT COMPLETE		100	x				344,979
QUAL..	B-10				115.00	x				396,725
DEPR.. RB					24.00	-		95,214		95,214 T
--ASV...										301,511

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
PERMIT CODE: A MO/YR: 112001 NOTE: 25000				1754	253	WD	9/12/2002	@		
				1589	1	WD	3/01/2000	U		
							10/25/1999	@		
							5/17/1996	U		23,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1161	PATIO-CONC/MAS 15 X 26	390.00	7.60	1997	1998	MAV	65.00	100			1,038	
82 1173	STG-FR 10 X 16	160.00	24.00	1997	1997	MAV	65.00	100			1,264	
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	R20	LT 5010	2.000	45,000.00		.00	.00	.00	75.00	.00	.00	75.00	67,500	

