

GABUS KACY NICOLE
4626 WIGGINS MILL RD
SMITH LD .92AC
.920 AC

Wilson County
YR 2024 2790959873.000
4626 WIGGINS MILL RD
PIN: 2790 95 9873 000
DISTRICT: 15 C/SW/CROSSROADS SWAF

ACCOUNT#: 1077540
NBHD: 8081 CROSSROADS_TWP
Plat Bk/Pg
1.00 EXCD:
APPR: JHB APPR DT: 12/10/2018
NOTICE: 82 3/08/2024
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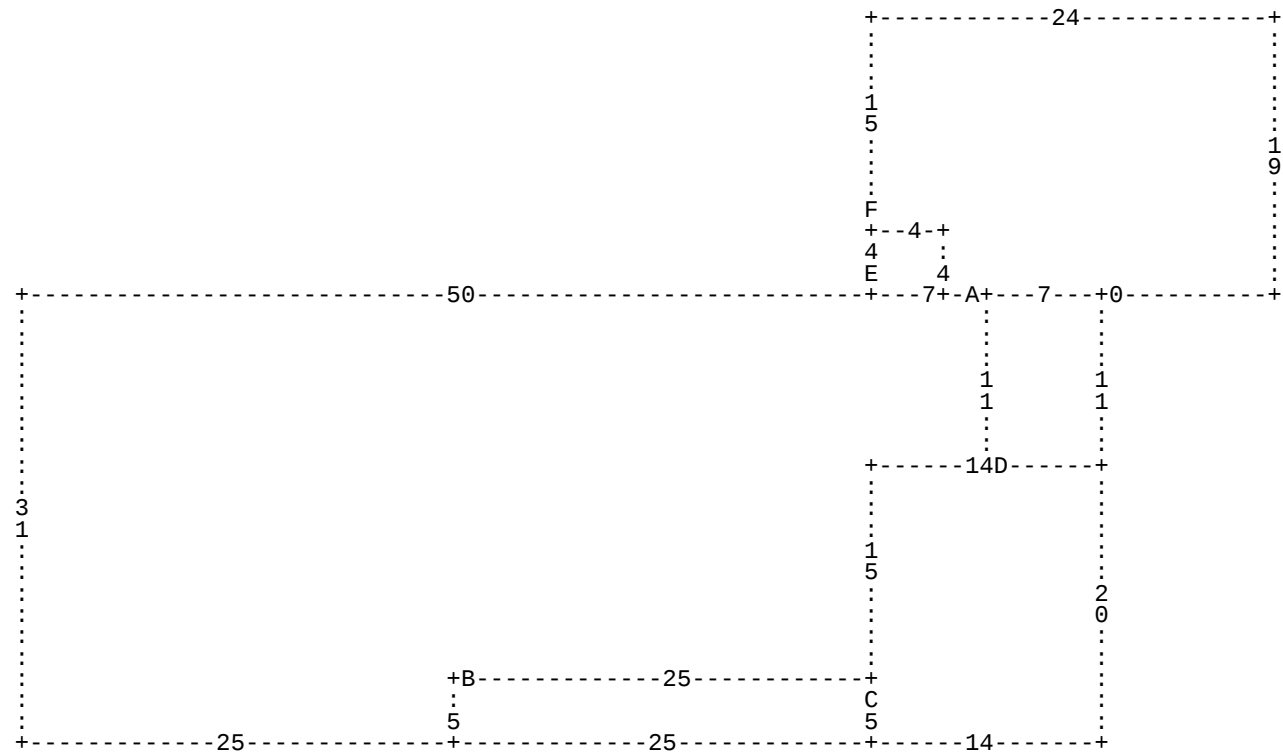
Bldg No. 1
Imp Desc: R1.0A SFR-1.0 STY W/ADDN
Grade : C+05 C+05 GRADE
of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths
EYB: 2000 4626 WIGGINS MILL RD
AYB: 1969 Finished Area: 1,782.00
Exempt Code
LAND VALUE 19,688
MISC VALUE 0
BLDG VALUE 217,479
TOTAL VALUE 237,167

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1052 PORCH-OPEN-MAS	100		125	29.10			104.00			3,783
AC 1053 STOOP-MAS	100		16	19.40		100.00	100.00			310
AC 1061 PATIO-CONC	100		440	7.50		100.00	94.00			3,102
AC 1072 UTILITY STG-MAS	100		77	41.40			106.00			3,379
MA 111 SFR-1.0 STY	100		1502	136.00	1.00		100.94			206,191
- AR 27 ELECTRIC HEAT PUMP	100		1502	.00						0
- EW 31 BRICK/VINYL COMBO	100		176	18.75						3,300
- FC 03 HARDWOOD	100		1502	4.35						6,533
- FN 03 CONT WALL-BRICK	100		176	.00						0
- FP 3 1STY SNGL	100		1	5100.00						5,100
- IF 01 DRYWALL	100		1502	.00						0
- RC 14 METAL-ENAMEL	100		1502	1.25						1,877
- RT 03 DOUBLE PITCH ROOF	100		1502	.00						0
MA 191 SFR-ADDT FR	100		280	102.00	1.00		124.00			35,414
RCN...			PCT COMPLETE		100	X				268,989
QUAL..	C+05				105.00	X				282,439
DEPR.. RC					23.00	-		64,960		64,960 T
--ASV...										217,479

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
SFD BEING REMODELED FROM FIRE DAMAGE /CHG FCP TO ENCLOSED/	BP02011033R		12/08/2011	2763	504	WD	11/09/2018			165,000
CK 4 COMPLETION LATE 12 AND EYB CHG/JHB	AMOUNT			2743	419	SWD	5/16/2018			47,000
STILL BEING REMODEL AS OF 03/30/2015/JHB	AMOUNT			2729	848	TD	1/29/2018	P		56,000
ADDED OBXS NO VALUE FROM AP/JHB	AMOUNT			1998	CDTH	CDTH	12/31/2014	E		

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	AC 5010	.920	20,000.00		.00	.00	.00	107.00	.00	.00	107.00	19,688	



:A DL7 :E DU4 :F DU15 DR24 DD19 DL20 DU4 DL4 * DR4 DD4 DL4 * DL50 DD31 DR25 DU5
:B DR25 DD5 DL25 DU5 * DR25 :C DD5 DR14 DU20 DL14 DD15 * DU15 DR7 :D DR7 DU11 DL
7 DD11 * DU11 *

A= MA 111	1,502.00 SFR-1.0 STY	B= AC 1052	125.00 PORCH-OPEN-MA	C= MA 191	280.00 SFR-ADDT FR
D= AC 1072	77.00 UTILITY STG-M	E= AC 1053	16.00 STOOP-MAS	F= AC 1061	440.00 PATIO-CONC