

BINKLEY RONALD EARL
 5418 KRISTIN LN
 L12S2 DEANS RIDGE 1.00LT
 .930 AC

Wilson County
 YR 2024 2791160968.000
 5418 KRISTIN LN
 PIN: 2791 16 0968 000
 DISTRICT: 19 C/SW/ROCK RIDGE SWAF

ACCOUNT#: 1114702
 NBHD: 8418 DEANS RIDGE ESTATE
 Plat Bk/Pg 36 214 APPR: JHB APPR DT: 12/21/2018
 1.00 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1
 Imp Desc: R1.5 SFR-UPTO 1.5 STY EYB: 2018 5418 KRISTIN LN Exempt Code LAND VALUE 45,000
 Grade : C+10 C+10 GRADE AYB: 2018 Finished Area: 1,399.00 MISC VALUE 0
 # of Units 7 Rms 3 Bedrms 2.0 Bathrms HBaths BLDG VALUE 214,968
 TOTAL VALUE 259,968

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1021 GARAGE-ATT-FR	100		488	42.55		100.00	90.00			18,687
AC 1031 CARPORT	100		400	27.90		100.00	100.00			11,160
AC 1050 PORCH-OPEN-SLAB	100		24	29.10		100.00	120.00			838
MA 112 SFR-1.5 STY	100		1399	116.00	1.00		102.50			166,341
- AR 27 ELECTRIC HEAT PUMP	100		1399	.00						0
- AT UAT UNF ATTIC	12		167	27.00			102.50			4,621
- EW 02 VINYL SIDING	100		170	.00						0
- FC 20 HARDWOOD/CARPET	100		1399	2.00						2,798
- FN 06 SPREAD FOOTING	100		170	5.30-						901-
- IF 48 CUSTOM INTERIOR	100		1399	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1399	.00						0
- RT 04 HIP ROOF	100		1399	.00						0
RCN...			PCT COMPLETE		100	x				203,544
QUAL..	C+10				110.00	x				223,925
DEPR.. RC					4.00	-		8,957		8,957 T
--ASV...										214,968

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
CK 4 COMPLETION LATE 18"/JHB/06/26/2018	BP20180035N		5/01/2018	2764	178	WD	11/16/2018			195,000
60% COMPLETE ON SFD/08/09/2018/JHB	AMOUNT		147,150	2744	460	WD	5/24/2018	A		44,000
CK ON UPPER/JHB	AMOUNT			2214	542	SPL	11/07/2007	#		
100% COMPLETE ON SFD/12/21/2018/JHB										

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 1101	1.000	45,000.00		.00	.00	.00	100.00	.00	.00	.00	45,000	

