

MORRIS RICKY THOMAS II
 5426 KRISTIN LN
 L16S2 DEANS RIDGE 1.00LT
 1.130 AC

Wilson County
 YR 2024 2791164960.000
 5426 KRISTIN LN
 PIN: 2791 16 4960 000
 DISTRICT: 19 C/SW/ROCK RIDGE SWAF

ACCOUNT#: 1108883
 NBHD: 8418 DEANS RIDGE ESTATE
 Plat Bk/Pg 36 214 APPR: JHB APPR DT: 3/10/2017
 EXCD: 1.00 NOTICE: 82 3/08/2024

Bldg No. 1
 Imp Desc: R1.0 SFR-1.0 STY EYB: 2016 5426 KRISTIN LN Exempt Code LAND VALUE 53,437
 Grade : C+10 C+10 GRADE AYB: 2016 Finished Area: 1,343.00 MISC VALUE 0
 # of Units 7 Rms 3 Bedrms 2.0 Bathrms HBaths BLDG VALUE 213,797
 TOTAL VALUE 267,234

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1052 PORCH-OPEN-MAS	100		120	29.10		100.00	104.00			3,631
AC 1052 PORCH-OPEN-MAS	100		68	29.10		100.00	106.00			2,097
AC 1071 UTILITY STG-FR	100		50	39.45		100.00	88.00			1,735
MA 111 SFR-1.0 STY	100		1343	136.00	1.00		103.25			188,584
- AR 27 ELECTRIC HEAT PUMP	100		1343	.00						0
- EW 02 VINYL SIDING	100		158	.00						0
- FC 38 HARDWOOD/CAR/TILE	100		1343	6.00						8,058
- FN 06 SPREAD FOOTING	100		158	5.30-						837-
- FP 2 PREFAB	0		1	3500.00						3,500
- IF 01 DRYWALL	100		1343	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1343	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1343	.00						0
RCN...			PCT COMPLETE		100	x				206,768
QUAL..	C+10				110.00	x				227,443
DEPR..	RC				6.00	-		13,646		13,646 T
--ASV...										213,797

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
100% COMPLETE ON SFD/03/10/2017/JHB	BP00160057N		9/27/2016	2694	213	WD	3/31/2017		164,000	
	AMOUNT			2669	344	WD	9/09/2016		20,000	
	AMOUNT			2214	542	SPL	11/07/2007	#		

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 1101		1.250	45,000.00		.00	.00	.00	95.00	.00	.00	95.00	53,437	

