

TANT CHRISTOPHER TODD
5425 KRISTIN LN
L44S2 DEANS RIDGE 1.00LT
.950 AC

Wilson County
YR 2024 2791174368.000
5425 KRISTIN LN
PIN: 2791 17 4368 000
DISTRICT: 19 C/SW/ROCK RIDGE SWAF

ACCOUNT#: 1071299
NBHD: 8418 DEANS RIDGE ESTATE
Plat Bk/Pg 36 214 APPR: JHB APPR DT: 6/03/2019
EXCD: NOTICE: 82 3/08/2024

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Bldg No. 1
Imp Desc: R1.0 SFR-1.0 STY
Grade : C+10 C+10 GRADE
of Units 7 Rms 3 Bedrms 2.0 Bathrms HBaths
EYB: 2018 5425 KRISTIN LN
AYB: 2018 Finished Area: 1,352.00
Exempt Code
LAND VALUE 45,000
MISC VALUE 0
BLDG VALUE 215,579
TOTAL VALUE 260,579

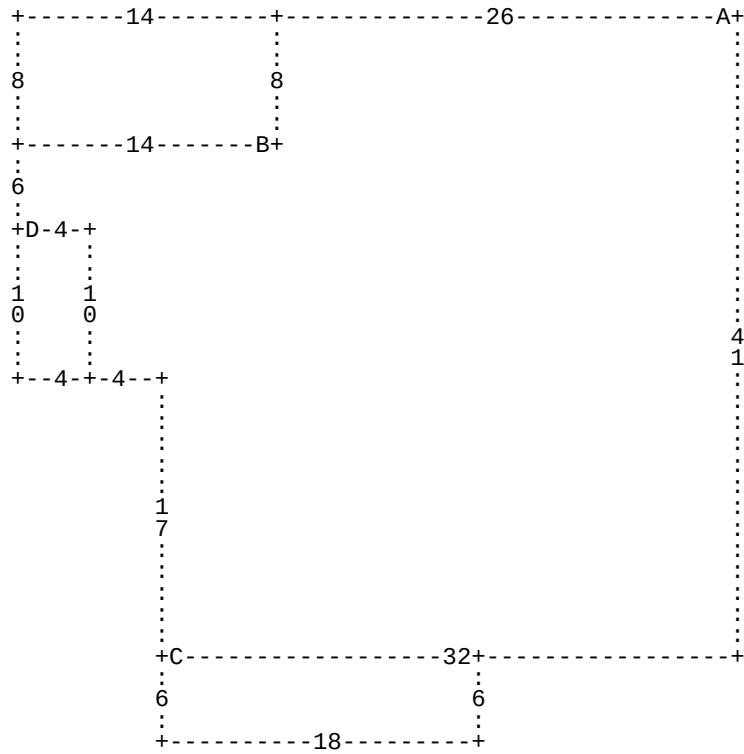
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1052 PORCH-OPEN-MAS	100		108	29.10		100.00	104.00			3,268
AC 1071 UTILITY STG-FR	100		40	39.45		100.00	88.00			1,388
AC 2059 PORCH-SCR-SLAB	100		112	48.50		100.00	125.00			6,790
MA 111 SFR-1.0 STY	100		1352	136.00	1.00		102.88			189,166
- AR 27 ELECTRIC HEAT PUMP	100		1352	.00						0
- EW 02 VINYL SIDING	100		162	.00						0
- FC 50 LAMINATE	100		1352	3.25						4,394
- FN 06 SPREAD FOOTING	100		162	5.30-						858-
- IF 01 DRYWALL	100		1352	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1352	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1352	.00						0

RCN...	PCT COMPLETE	100	x	204,148
QUAL..		110.00	x	224,561
DEPR.. RC		4.00	-	8,982
--ASV...				215,579

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES PRICE
20% COMPLETE ON SFD/12/21/2018/JHB	BP21800099N		11/07/2018	2786	251	WD	5/28/2019		159,000
	AMOUNT	117,138		2763	84	WD	11/06/2018	A	45,000
	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	1.000	45,000.00		.00	.00	.00	100.00	.00	.00	.00	45,000	



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:A DL26 DD8 :B DL14 DU8 DR14 DD8 * DL14 DD6 :D DR4 DD10 DL4 DU10 * DR4 DD10 DR
4 DD17 :C DR18 DD6 DL18 DU6 * DR32 DU41 *

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A= MA 111
D= AC 1071

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1,352.00 SFR-1.0 STY
    40.00 UTILITY STG-F

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B= AC 2059

112.00 PORCH-SCR-SLA

C= AC 1052

108.00 PORCH-OPEN-MA