

BRYANT JOEY THOMAS
 5469 CLAUDIE RD
 L1 4.360 AC 3.36AC

Wilson County
 YR 2024 2793035764.000
 5469 CLAUDIE RD
 PIN: 2793 03 5764 000
 DISTRICT: 22 C/SW/SIMS FD

ACCOUNT#: 69941278
 NBHD: 8219 OLD_FIELDS
 Plat Bk/Pg 42 281
 SWAF 1.00 EXCD: NOTICE: 82 3/08/2024
 APPR: GRW APPR DT: 11/01/2021

Bldg No. 1
 Imp Desc: R1.5 SFR-UPTO 1.5 STY EYB: 1990 5469 CLAUDIE RD Exempt Code
 Grade : C+05 C+05 GRADE AYB: 1960 Finished Area: 2,202.00
 # of Units 6 Rms 4 Bedrms 2.0 Bathrms HBaths

LAND VALUE 69,232
 MISC VALUE 1,521
 BLDG VALUE 177,234
 TOTAL VALUE 247,987

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1031 CARPORT	100		468	27.90		100.00	90.00			11,751
AC 1053 STOOP-MAS	100		30	19.40			120.00			698
AC 1071 UTILITY STG-FR	100		60	39.45			106.00			2,509
MA 112 SFR-1.5 STY	100		1694	116.00	1.30		94.06			184,830
MA 112 (UPPER FLOORS)	100		508	116.00	1.30	100.00	94.06			55,427
- AR N NO AC	100		2202	3.35-						7,376-
- AR 07 ADEQUATE HEAT	100		2202	.00						0
- EW 18 BRICK VENEER	100		216	35.00						7,560
- FC 20 HARDWOOD/CARPET	100		2202	2.00						4,404
- FN 03 CONT WALL-BRICK	100		216	.00						0
- FP 4 2STY SNGL/1STY DBL	100		1	8125.00						8,125
- IF 08 DRYWALL/PLASTER	100		1694	.00						0
- RC 02 COMPOSITION SHINGLE	100		1694	.00						0
- RT 04 HIP ROOF	100		1694	.00						0

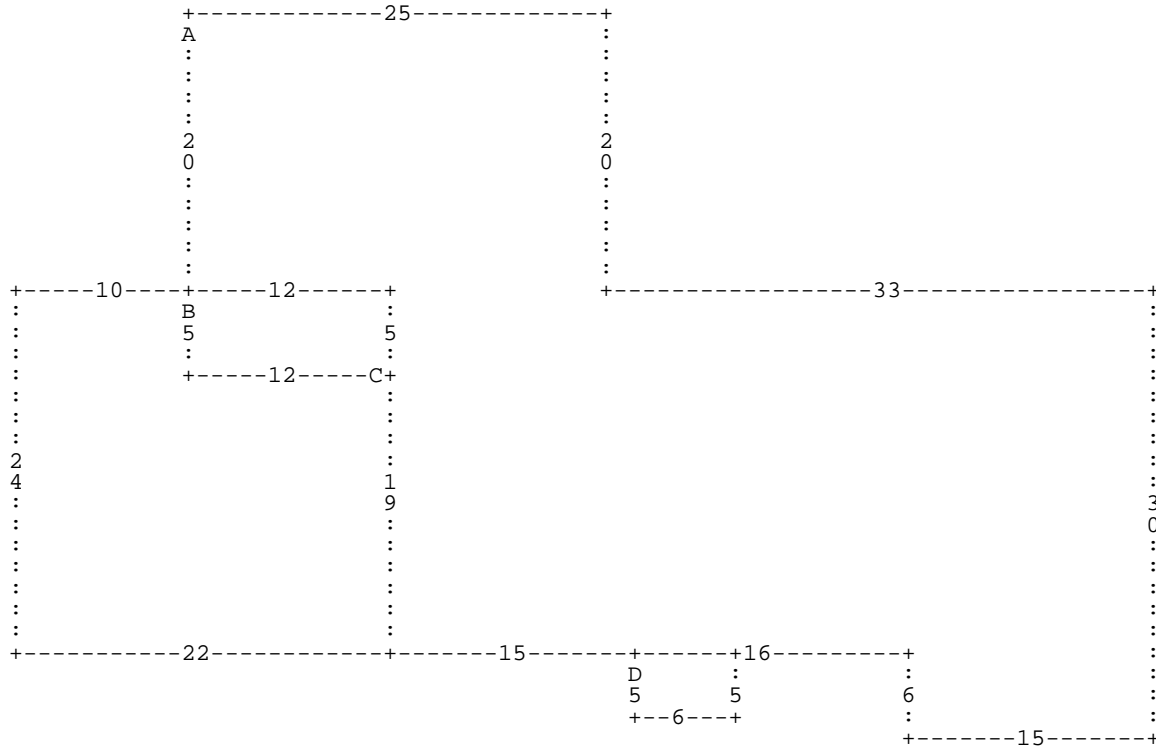
RCN...			PCT COMPLETE		100	x				267,928
QUAL..	C+05				105.00	x				281,324
DEPR.. RC					37.00	-		104,090		104,090 T
--ASV...										177,234

PROPERTY NOTES:
 FCP 5% 4-'08-ERW. 100% 4 '09-GRW.

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
BP00080808R		10/03/2008	2911	9	CMB	7/30/2021	Y		
AMOUNT		5,000	2911	9	DD	7/30/2021	E		
AMOUNT			1755	791	WD	3/14/2000	X		78,000
					@	10/25/1999	@		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STG-FR 10 X 10	100.00	24.00	2007	2007	MAV	34.00	100			1,521	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	AR	AC 5010	1.000	40,000.00		.00	.00	.00	100.00	.00	.00	.00	40,000	
2	AR	AC 0121	3.360	6,000.00		.00	.00	.00	145.00	.00	.00	145.00	29,232	



:A DD20 :B DD5 DR12 DU5 DL12 * DR12 DD5 :C DL12 DU5 DL10 DD24 DR22 DU19 * DD19 D
R15 :D DD5 DR6 DU5 DL6 * DR16 DD6 DR15 DU30 DL33 DU20 DL25 *

A= MA 112
D= AC 1053

1,694.00 SFR-1.5 STY
30.00 STOOP-MAS

B= AC 1071

60.00 UTILITY STG-F

C= AC 1031

468.00 CARPORT