

EPPS CHRISTOPHER LEE  
 5548 WELLONS CT  
 L20 HUNTERS X-ING .79AC  
 .790 AC

Wilson County  
 YR 2024 3609820757.000  
 5548 WELLONS CT  
 PIN: 3609 82 0757 000  
 DISTRICT: 16 C/SW/LEE WOODAR SWAF

ACCOUNT#: 1120448  
 NBHD: 9560 HUNTERS CROSSING  
 Plat Bk/Pg 42 90 APPR: JHB APPR DT: 8/26/2022  
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1  
 Imp Desc: R1.0 SFR-1.0 STY EYB: 2020 5548 WELLONS CT Exempt Code  
 Grade : C+05 C+05 GRADE AYB: 2020 Finished Area: 1,226.00  
 # of Units 7 Rms 3 Bedrms 2.0 Bathrms HBaths

LAND VALUE 28,440  
 MISC VALUE 4,981  
 BLDG VALUE 189,112  
 TOTAL VALUE 222,533

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1052 PORCH-OPEN-MAS	100		90	29.10		100.00	104.00			2,723
AC 1064 DECK-WOOD	100		256	24.95		100.00	80.00			5,109
MA 111 SFR-1.0 STY	100		1226	136.00	1.00		104.75			174,655
- AR 27 ELECTRIC HEAT PUMP	100		1226	.00						0
- EW 02 VINYL SIDING	100		150	.00						0
- FC 50 LAMINATE	100		1226	3.25						3,984
- FN 06 SPREAD FOOTING	100		150	5.30-						795-
- IF 30 DRYWALL/CUSTOM	100		1226	.00						0
- RC 02 COMPOSITION SHINGLE	100		1226	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1226	.00						0
RCN... PCT COMPLETE					100	x				185,676
QUAL.. C+05					105.00	x				194,960
DEPR.. RC					3.00	-		5,848		5,848
--ASV...										189,112 T

PROPERTY NOTES:  
 NEW SFR 100% 4 21.  
 100% COMPLETE ON SFD/01/12/2021/JHB  
 PATIO TO DECK/08/26/2022/JHB

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES PRICE
BP02022025A		7/25/2022	2854	557	WD	9/24/2020		157,000
AMOUNT			2824	792	WD	3/05/2020	A	
BP20000018N		3/25/2020	2711	78	SPL	11/19/2019	#	
AMOUNT		108,300						

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
80 1173	STG-FR 12 X 20	240.00	24.00	2020	2020	MAV	8.00	100			4,981	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	R30	AC 5010	.790	30,000.00		.00	.00	.00	120.00	.00	.00	120.00	28,440	

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:A DL20 :C DU16 DR16 DD16 DL16 * DL23 DD27 DR30 :B DD5 DL18 DU5 DR18 * DD5 DR13
DU32 *

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A= MA 111

1,226.00 SFR-1.0 STY

B= AC 1052

90.00 PORCH-OPEN-MA

C= AC 1064

256.00 DECK-WOOD