

NEWMAN FARMS LLC  
 6371 MORNINGSIDE RD  
 TR-2&3 153.97AC  
 153.970 AC

Wilson County  
 YR 2024 3617289089.000  
 6371 MORNINGSIDE RD  
 PIN: 3617 28 9089 000  
 DISTRICT: 16 C/SW/LEE WOODAR SWAF

ACCOUNT#: 1127964  
 NBHD: 8031 BLACK\_CREEK\_TWP  
 Plat Bk/Pg 2 53  
 EXCD: 2.00  
 APPR: JHB APPR DT: 2/05/2024  
 NOTICE: 82 3/08/2024

Bldg No. 1  
 Imp Desc: R1.5 SFR-UPTO 1.5 STY EYB: 2009 6371 MORNINGSIDE RD Exempt Code  
 Grade : B B GRADE AYB: 1989 Finished Area: 720.00  
 # of Units 2 Rms 1 Bedrms 1.0 Bathrms HBaths

LAND VALUE 107,558  
 MISC VALUE 43,150  
 BLDG VALUE 857,377  
 TOTAL VALUE 1,008,085

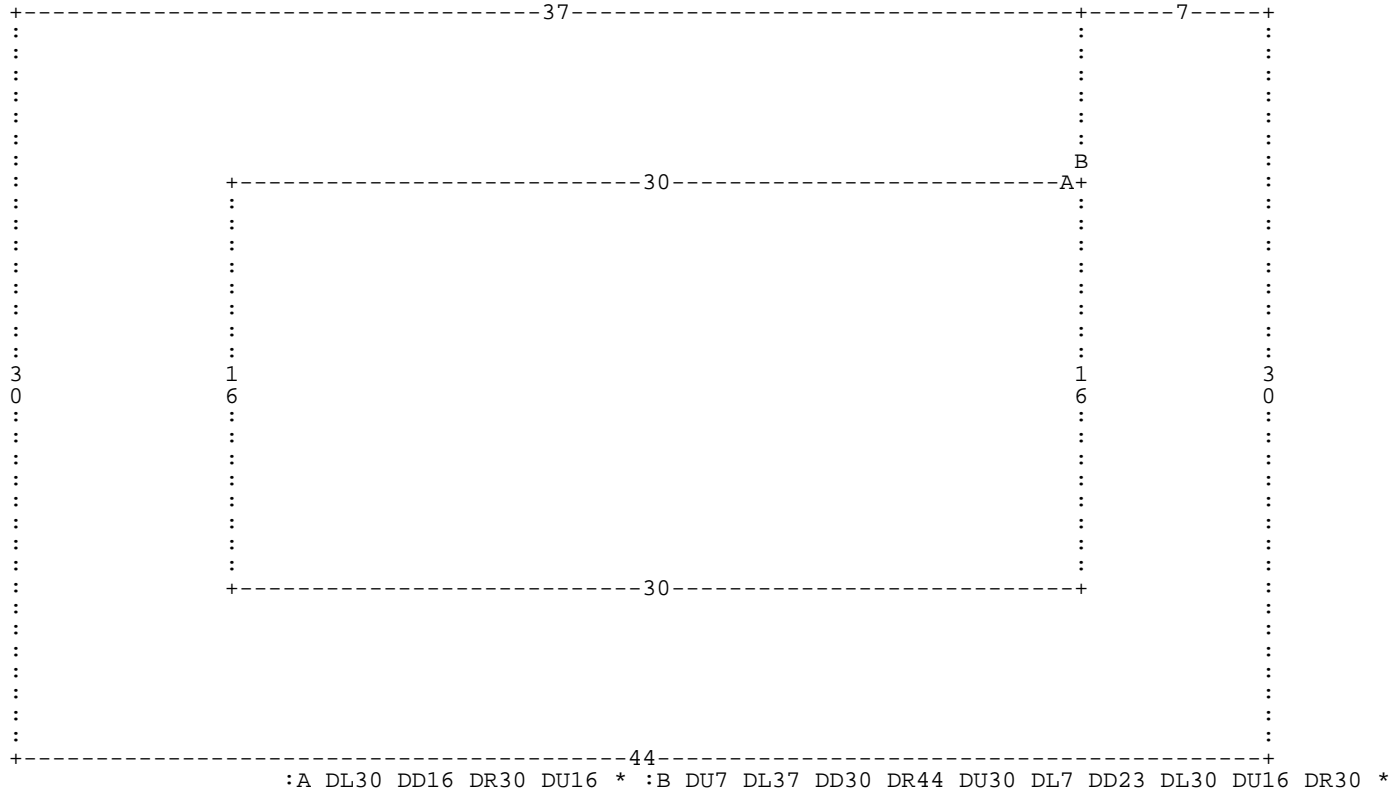
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1051 PORCH-OPEN-FR	100		840	38.80			90.00			29,332
MA 112 SFR-1.5 STY	100		480	116.00	1.00		124.00			69,043
AT FAT FIN ATTIC	50		240	68.00						16,320
- AR 10 FORCED AIR HEAT W/ A100	100		480	.00						0
- BT BT FULL BATH	100		1-	5500.00						5,500-
- EW 01 WOOD FRAME	100		92	.00						0
- FC 03 HARDWOOD	100		480	4.35						2,088
- FN 03 CONT WALL-BRICK	100		92	.00						0
- FP 3 1STY SNGL	100		1	5100.00						5,100
- IF 01 DRYWALL	100		480	.00						0
- RC 04 METAL-CORRUGATED	100		480	1.65						792
- RT 03 DOUBLE PITCH ROOF	100		480	.00						0
RCN...			PCT COMPLETE		100	x				117,175
QUAL..	B				125.00	x				146,468
DEPR..	RB				11.00	-		16,111		16,111
--ASV...										130,357

PROPERTY NOTES:  
 CVT BARN TO SFD; ADDED OTHER OBF'S; ADDED 1 AC 5010 N 08.  
 CK 4 COMPLETION OF R10 LATE 13/ 2ND HOUSE/JHB  
 GET NEW PIC/JHB COMPLETION OF R10 ADJUSTED EYB/JHB  
 ADDED 1 FULL BATH AND NEW PIC/JHB

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES PRICE
BP00130223A		6/18/2013	2977	46	WD	8/08/2022		1,500,000
AMOUNT			2010	CDTH	CDTH	9/20/2010	E	
BP00080252R		3/28/2008			@	10/25/1999	@	
AMOUNT	220,436		1291	146	WD	1/16/1986	X	115,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STG-FR 32 X 30	960.00	24.00	1987	1990	MAV	65.00	100			7,258	
82 1143	SHELTER-OPEN 60 X 30	1,800.00	10.50	1987	1990	MAV	65.00	100			5,954	
83 1173	STG-FR 25 X 24	600.00	24.00	1987	1987	MAV	65.00	100			4,536	
84 1143	SHELTER-OPEN 24 X 28	672.00	10.50	1987	1987	MAV	65.00	100			2,223	

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	AR	AC 5010	2.000	20,000.00		.00	.00	.00	100.00	.00	.00	.00	40,000	
2	AR	AC 5111	13.800	3,500.00		.00	.00	.00	79.00	.00	.00	79.00	38,157	
		LU 5110	13.800	1,200.00									16,560	
3	AR	AC 5211	24.200	3,000.00		.00	.00	.00	79.00	.00	.00	79.00	57,354	
		LU 5210	24.200	895.00									21,659	
4	AR	AC 6111	10.000	1,250.00		.00	.00	.00	79.00	.00	.00	79.00	9,875	
		LU 6110	10.000	375.00									3,750	



A= MA 112

480.00 SFR-1.5 STY

B= AC 1051

840.00 PORCH-OPEN-FR

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Bldg No. 2 Exempt Code  
 Imp Desc: R2.0A SFR-UPTO 2.0 STY W/ADDN EYB: 2017 6371 MORNINGSIDE RD  
 Grade : A A GRADE AYB: 1987 Finished Area: 4,353.00  
 # of Units 7 Rms 2 Bedrms 3.0 Bathrms HBaths

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1054 PORCH-SCR-MAS	100		240	45.80		100.00	100.00			10,992
AC 1064 DECK-WOOD	100		624	24.95		100.00	90.00			14,011
MA 113 SFR-2.0 STY	100		1800	116.00	1.64		89.00			185,832
MA 113 (UPPER FLOORS)	100		1152	116.00	1.64	100.00	89.00			118,932
- AR 27 ELECTRIC HEAT PUMP	100		2952	.00						0
- BT BT FULL BATH	0		1	5500.00						5,500
- EW 01 WOOD FRAME	100		172	.00						0
- FC 20 HARDWOOD/CARPET	100		2952	2.00						5,904
- FN 06 SPREAD FOOTING	100		172	5.30-						911-
- FP 3 1STY SNGL	100		1	5100.00						5,100
- IF 48 CUSTOM INTERIOR	100		1800	.00						0
- RC 04 METAL-CORRUGATED	100		1800	1.65						2,970
- RT 09 GAMBREL ROOF	100		1800	.00						0
MA 191 SFR-ADDT FR	100		1149	102.00	1.00		106.38			124,674
MA 191 SFR-ADDT FR	100		252	102.00	1.00		124.00			31,872
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RCN...			PCT COMPLETE		100	x				504,876
QUAL..	A				150.00	x				757,312
DEPR..	RA				4.00	-		30,292		30,292 T
--ASV...										727,020

PROPERTY NOTES:  
 CHECK FOR MECH PERMIT  
 ADDED ADDITION FROM ARCH GIS/CALLED OWNER FOR AUDIT/FENCE  
 AROUND PROPERTY/02/05/2024/JHB

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
AMOUNT									
AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
85 1173	STG-FR 34 X 24	816.00	24.00	1987	1990	MAV	65.00	100			6,169	
86 1134	GAR-DET-LC 50 X 20	1,000.00	21.00	2010	2010	MGD	28.00	100			17,010	
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
5	AR	AC 6211	23.300	1,000.00		.00	.00	.00	79.00	.00	.00	79.00	18,407	
		LU 6210	23.300	250.00									5,825	
6	AR	AC 6311	80.670	1,000.00		.00	.00	.00	79.00	.00	.00	79.00	63,729	
		LU 6310	80.670	245.00									19,764	

		-----36-----+		+-----22-----+	
A		:	:	:	:
:	:	:	:	:	:
:	:	1	1	:	:
:	:	7	7	:	:
:	:	:	:	:	:
:	:	+D-7--+		:	:
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5	:	+--7--+		:	5
0	:	:	:	:	0
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1	1	:	6	:	:
8	8	:	:	:	:
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+---14---E+---+C+---36---+-----+		+-----22-----+			
B		:	:	:	:
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+-----36-----+		+-----22-----+			

:A DD50 :E DL14 DU18 DR14 DD18 \* :B DD24 DR36 DU24 DL8 DD12 DL20 DU12 :C DR20 DD  
12 DL20 DU12 \* DL8 \* DR36 DU33 :D DR7 DU17 DR22 DD50 DL22 DU26 DL7 DU7 \* DU17 DL  
36 \*

<b>A=</b> MA 113	1,800.00 SFR-2.0 STY	<b>B=</b> AC 1064	624.00 DECK-WOOD	<b>C=</b> AC 1054	240.00 PORCH-SCR-MAS
<b>D=</b> MA 191	1,149.00 SFR-ADDT FR	<b>E=</b> MA 191	252.00 SFR-ADDT FR		