

SALAZAR MIGUEL  
 412 CENTRAL AVE  
 .332 AC 1.00LT

N2 FOUND YR 2024 **3618878797.000**  
 412 CENTRAL AVE  
 PIN: 3618 87 8797 000  
**DISTRICT:** 2 C/CIBC/FRBC-BLA

Wilson County  
**ACCOUNT#:** 1115075  
**NBHD:** 8029 BLACK\_CREEK\_R-15  
 Plat Bk/Pg EXCD: NOTICE: 82 3/08/2024

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 APPR: JHB APPR DT: 2/09/2024

Bldg No. 1  
 Imp Desc: R1.0 SFR-1.0 STY EYB: 1998 412 CENTRAL AVE Exempt Code  
 Grade : C C GRADE AYB: 1992 Finished Area: 1,452.00  
 # of Units 6 Rms 4 Bedrms 2.0 Bathrms HBaths

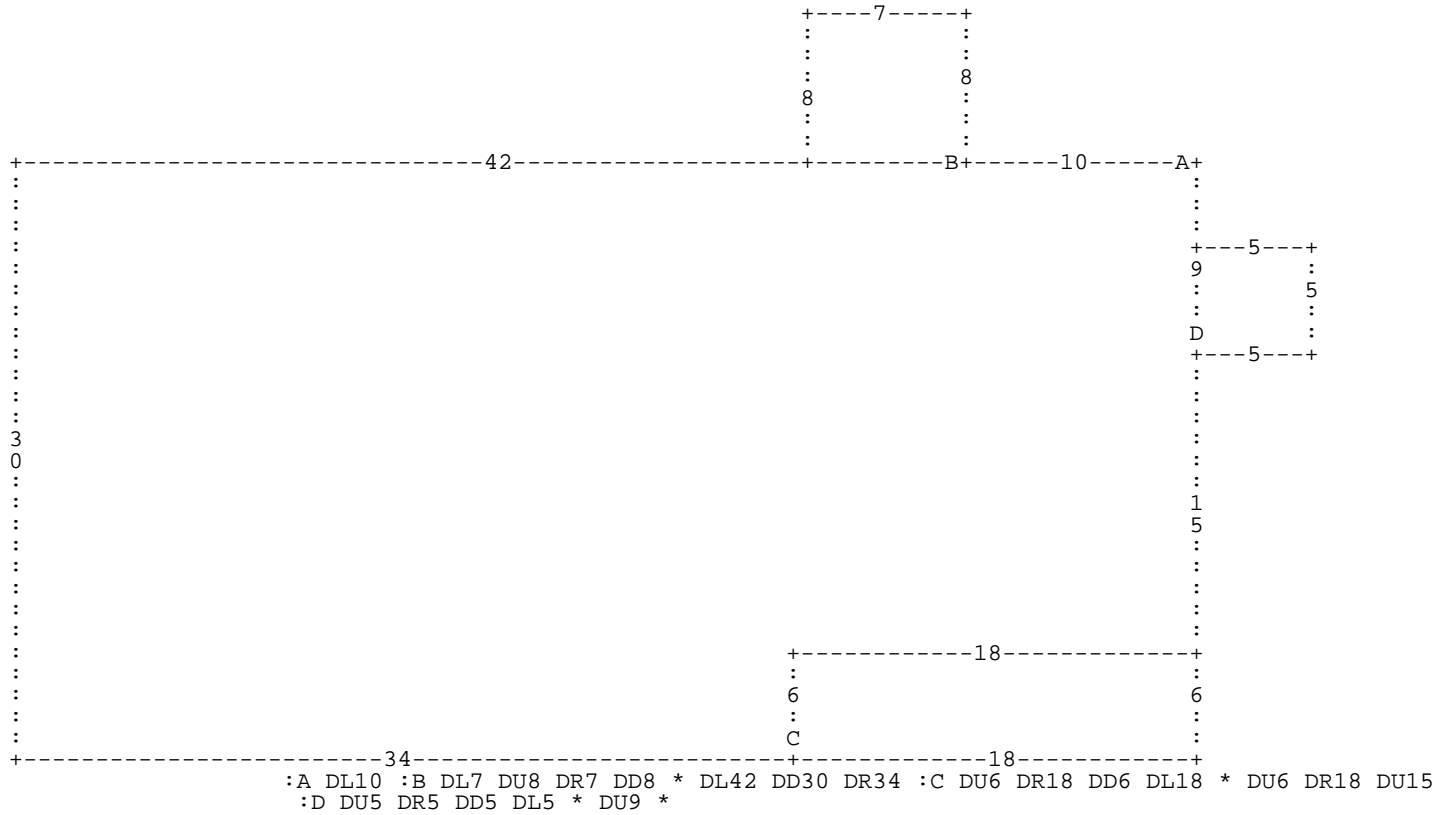
**LAND VALUE** 27,000  
**MISC VALUE** 2,212  
**BLDG VALUE** 158,304  
**TOTAL VALUE** 187,516

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1052 PORCH-OPEN-MAS	100		108	29.10			104.00			3,268
AC 1053 STOOP-MAS	100		25	19.40			100.00			485
AC 1072 UTILITY STG-MAS	100		56	41.40			78.00			1,808
MA 111 SFR-1.0 STY	100		1452	136.00	1.00		101.56			200,551
- AR 10 FORCED AIR HEAT W/ A100			1452	.00						0
- BT BT FULL BATH	100		1-	5500.00						5,500-
- EW 18 BRICK VENEER	100		164	35.00						5,740
- FC 0306 HARDWOOD/CARPET	100		1452	3.25						4,719
- FN 03 CONT WALL-BRICK	100		164	.00						0
- IF 48 CUSTOM INTERIOR	100		1452	.00						0
- RC 07 WOOD SHAKES/3D-SHING100			1452	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1452	.00						0
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RCN...			PCT COMPLETE		100	x				211,071
QUAL..	C				100.00	x				211,071
DEPR..	RC				25.00	-		52,767		52,767 T
--ASV...										158,304

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
CORRECTION ON SKETCH AND NEW PIC/JHB				2768	852	WD	12/28/2018			80,500
ADDITION ADDED TO SFD WITH FULL BATH/02/09/2024/JHB				2554	579	SWD	10/30/2013	I		54,000
				2523	500	TD	3/19/2013	P		42,500
				2204	733	WD	10/03/2006			84,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STG-FR 10 X 12	120.00	24.00	2014	2014	MAV	20.00	100			2,212	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	R15	LT 5010	1.000	30,000.00	247	.00	.00	.00	100.00	90.00	.00	90.00	27,000	



A= MA 111  
D= AC 1053

1,452.00 SFR-1.0 STY  
25.00 STOOP-MAS

B= AC 1072

56.00 UTILITY STG-M

C= AC 1052

108.00 PORCH-OPEN-MA