

AVILES TRACY
 4821 MALLARD LN
 L5S6 HUNTERS LNDG 1.00LT
 .340 AC

Wilson County
 YR 2024 3629266472.000
 4821 MALLARD LN
 PIN: 3629 26 6472 000
DISTRICT: 16 C/SW/LEE WOODAR SWAF

ACCOUNT#: 1124337
 NBHD: 8139 HUNTERS_LANDING
 Plat Bk/Pg 39 266 APPR: JHB APPR DT: 1/18/2022
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1
 Imp Desc: R1.0 SFR-1.0 STY EYB: 2021 4821 MALLARD LN Exempt Code
 Grade : C+10 C+10 GRADE AYB: 2021 Finished Area: 1,489.00
 # of Units 7 Rms 3 Bedrms 2.0 Bathrms HBaths

LAND VALUE 40,000
 MISC VALUE 0
 BLDG VALUE 241,818
 TOTAL VALUE 281,818

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1021 GARAGE-ATT-FR	100		380	42.55		100.00	100.00			16,169
AC 1052 PORCH-OPEN-MAS	100		30	29.10		100.00	120.00			1,047
AC 1061 PATIO-CONC	100		100	7.50		100.00	104.00			780
MA 111 SFR-1.0 STY	100		1489	136.00	1.00		101.25			205,035
- AR 27 ELECTRIC HEAT PUMP	100		1489	.00						0
- EW 02 VINYL SIDING	100		178	.00						0
- FC 52 LAMINATE/CARPET	100		1489	1.50						2,233
- FN 06 SPREAD FOOTING	100		178	5.30-						943-
- IF 30 DRYWALL/CUSTOM	100		1489	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1489	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1489	.00						0
RCN...			PCT COMPLETE		100	x				224,321
QUAL..	C+10				110.00	x				246,753
DEPR.. RC					2.00	-		4,935		4,935 T
--ASV...										241,818

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
2016 INFORMAL APPEAL	BP21000036N		3/02/2021	2934	895	WD	11/29/2021			263,000
2016 BOER	AMOUNT		142,753	2752	710	WD	8/03/2018	A		315,000
FLAGS DOWN/05/17/2021/JHB				2749	442	WD	7/06/2018	A		315,000
5% COMPLETE ON SFD/06/15/2021/JHB	AMOUNT			2614	15	WD	5/15/2015	A		171,500

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	R15S	LT 5010	1.000	40,000.00		.00	.00	.00	100.00	.00	.00	.00	40,000	

