

FOX MELVIN LEON
5213 PATRICK LN
L6S2 HINSON ACRES 1.00LT
.754 AC

Wilson County
YR 2024 3649348267.000
5213 PATRICK LN
PIN: 3649 34 8267 000
DISTRICT: 17 C/SW/MOYTON FD SWAF

ACCOUNT#: 1013523
NBHD: 8478 HINSON ACRES
Plat Bk/Pg 19 127
EXCD: NOTICE: 82 3/08/2024
APPR: KRC APPR DT: 2/05/2024

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Bldg No.	1	EYB: 1999	5213 PATRICK LN	Exempt Code	LAND VALUE	20,000
Imp Desc:	R1.5 SFR-UP TO 1.5 STY	AYB: 1999	Finished Area:	2,534.00	MISC VALUE	43,238
Grade :	C+10 C+10 GRADE				BLDG VALUE	293,893
# of Units	5 Rms 3 Bedrms 2.0 Bathrms 1 HBaths				TOTAL VALUE	357,131

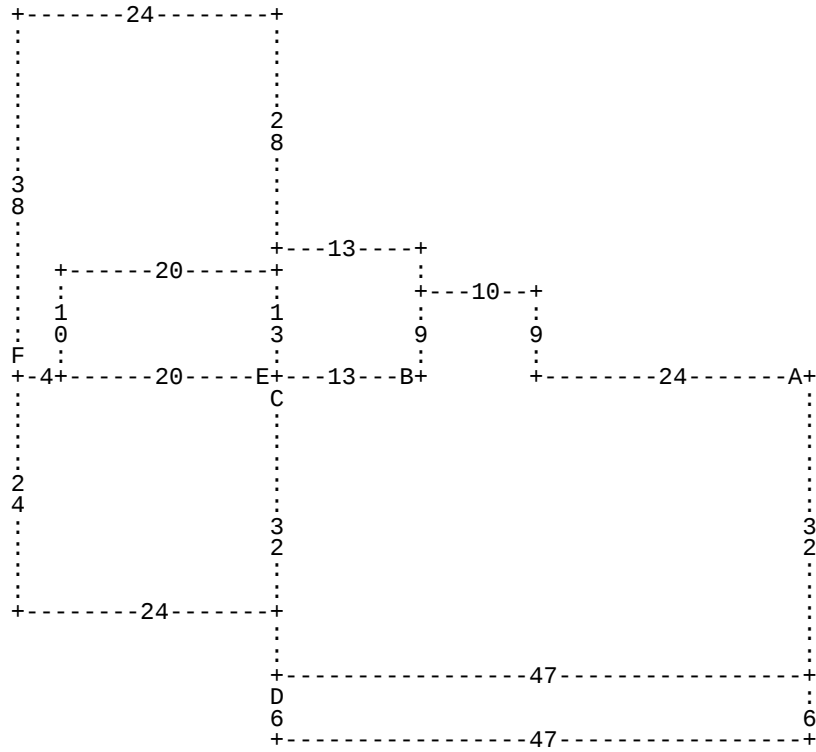
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1021 GARAGE-ATT-FR	100		576	42.55			90.00			22,057
AC 1031 CARPORT	100		712	27.90		100.00	85.00			16,885
AC 1051 PORCH-OPEN-FR	100		282	38.80			97.00			10,613
AC 1052 PORCH-OPEN-MAS	100		200	29.10		100.00	100.00			5,820
AC 1054 PORCH-SCR-MAS	100		169	45.80			102.00			7,895
MA 112 SFR-1.5 STY	100		1594	116.00	1.59		91.63			169,426
MA 112 (UPPER FLOORS)	100		940	116.00	1.59	100.00	91.63			99,912
- AR 10 FORCED AIR HEAT W/ A100			2534	.00						0
- AT UAT UNF ATTIC	17		270	27.00			91.63			6,679
- BT HBT HALF BATH	100		1	3667.00						3,667
- EW 02 VINYL SIDING	100		176	.00						0
- FC 20 HARDWOOD/CARPET	100		2534	2.00						5,068
- FN 02 CONT WALL-CONC BLOCK	100		176	.00						0
- FP 2 PREFAB	100		1	3500.00						3,500
- IF 30 DRYWALL/CUSTOM	100		1594	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1594	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1594	.00						0

RCN...	PCT COMPLETE	100	X		351,522
QUAL..		110.00	X		386,701
DEPR.. RC		24.00	-	92,808	92,808 T
--ASV...					293,893

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
ADDED CARPORT/PORCH PER AUDIT 4'24	BP001200410		8/17/2012	2829	922	WD	4/14/2020	A		
PERMIT CODE: N MO/YR: 021998 NOTE: 60900	AMOUNT			2215	15	DG	11/27/2006	A		
PERMIT CODE: N MO/YR: 061997 NOTE: 60900	AMOUNT			1646	98	@	10/25/1999	@		
						WD	11/04/1997	A		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1176	SHOP BLDG 50 X 32	1,600.00	38.50	2012	2012	MAV	24.00	100			42,135	
82 1143	SHELTER-OPEN 18 X 8	144.00	10.50	2012	2012	MAV	24.00	100			1,103	
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	R20	LT 5010	1.000	20,000.00		.00	.00	.00	100.00	.00	.00	.00	20,000	



:A DL24 DU9 DL10 DD9 :B DL13 :E DL20 DU10 DR20 DD10 * DU13 DR13 DD13 * DL13 :C D
 D24 DL24 DU24 :F DU38 DR24 DD28 DL20 DD10 DL4 * DR24 * DD32 :D DD6 DR47 DU6 DL47
 * DR47 DU32 *

A= MA 112
 D= AC 1051

1,594.00 SFR-1.5 STY
 282.00 PORCH-OPEN-FR

B= AC 1054
 E= AC 1052

169.00 PORCH-SCR-MAS
 200.00 PORCH-OPEN-MA

C= AC 1021
 F= AC 1031

576.00 GARAGE-ATT-FR
 712.00 CARPORT