

OBRIANT DERYL CORNELL  
 4349 WIGGINS MILL RD  
 L5S4 SMITHWOOD 1.00LT  
 1.000 AC

N2 FOUND YR 2024 **3700254797.000**  
 4349 WIGGINS MILL RD  
 PIN: 3700 25 4797 000  
**DISTRICT:** 13 C/SW/CONTENTNEA SWAF

Wilson County

**ACCOUNT#:** 69935102 **PAGE** 1  
**NBHD:** 8286 SMITHWOOD  
 Plat Bk/Pg 32 57 **APPR:** REV APPR DT: 10/16/2015  
 1.00 EXCD: NOTICE: 82 3/08/2024

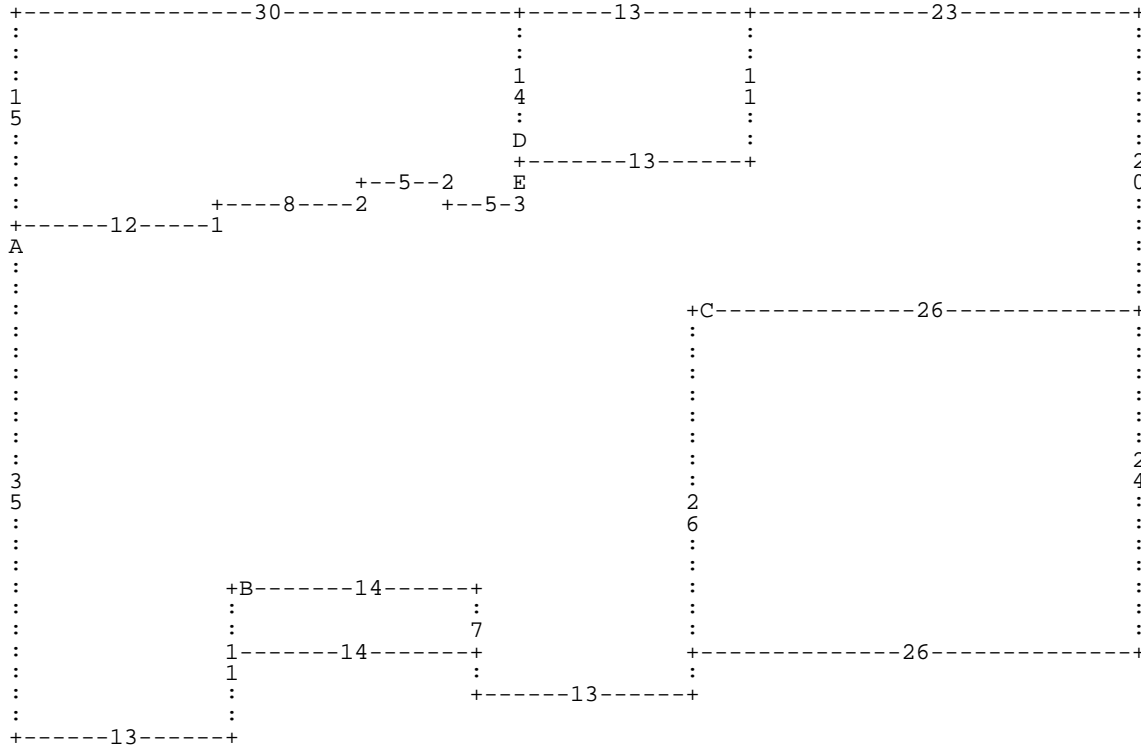
Bldg No. 1  
 Imp Desc: R1.5 SFR-UPTO 1.5 STY  
 Grade : C+10 C+10 GRADE  
 # of Units 7 Rms 4 Bedrms 3.0 Bathrms HBaths  
 EYB: 2005 4349 WIGGINS MILL RD  
 AYB: 2005 Finished Area: 2,571.00  
 Exempt Code  
**LAND VALUE** 40,000  
**MISC VALUE** 9,902  
**BLDG VALUE** 273,481  
**TOTAL VALUE** 323,383

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1021 GARAGE-ATT-FR	100		624	42.55			85.00			22,568
AC 1052 PORCH-OPEN-MAS	100		70	29.10			106.00			2,159
AC 1061 PATIO-CONC	100		143	7.50			64.00			686
AC 1064 DECK-WOOD	100		422	24.95			94.00			9,897
MA 112 SFR-1.5 STY	100		1749	116.00	1.00		98.25			199,333
AT FAT FIN ATTIC	47		822	68.00						55,896
- AR 10 FORCED AIR HEAT W/ A100			1749	.00						0
- BT BT FULL BATH	100		1	5500.00						5,500
- EW 02 VINYL SIDING	100		250	.00						0
- FC 48 VINYL/CARPET	100		1749	.00						0
- FN 03 CONT WALL-BRICK	100		250	.00						0
- FP 2 PREFAB	100		1	3500.00						3,500
- IF 30 DRYWALL/CUSTOM	100		1749	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1749	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1749	.00						0
RCN...			PCT COMPLETE		100	x				299,539
QUAL..	C+10				110.00	x				329,495
DEPR.. RC					17.00	-		56,014		56,014 T
--ASV...										273,481

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
RESIDENTIAL DETACHED GARAGE	BP00070299A		3/19/2007	2186	241	WD	7/03/2006			185,000
ADDED GARAGE PERMIT IS FOR 7200.00	AMOUNT		7,200	2141	541	WD	11/09/2005	X		18,000
ADDED SHELTER						@	6/25/2003	@		
PERMIT CODE: N MO/YR: 112005 NOTE: 1575SF	AMOUNT			1719	184	WD	5/11/1999	X		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81	1121 GARAGE,DET-FRAME 16 X 16	256.00	51.50	2007	2007	MAV	34.00	100			9,050	
82	1143 SHELTER-OPEN 8 X 16	128.00	10.50	2007	2007	MAV	34.00	100			852	
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	AR	LT 5010	1.000	40,000.00		.00	.00	.00	100.00	.00	.00	.00	40,000	



:A DD35 DR13 DU11 :B DR14 DD5 DL14 DU5 \* DR14 DD7 DR13 DU26 :C DR26 DD24 DL26 DU  
 24 \* DR26 DU20 DL23 DD11 DL13 :D DU11 DR13 DD11 DL13 \* DD3 :E DU14 DL30 DD15 DR1  
 2 DU1 DR8 DU2 DR5 DD2 DR5 \* DL5 DU2 DL5 DD2 DL8 DD1 DL12 \*

A= MA 112  
 D= AC 1061

1,749.00 SFR-1.5 STY  
 143.00 PATIO-CONC

B= AC 1052  
 E= AC 1064

70.00 PORCH-OPEN-MA  
 422.00 DECK-WOOD

C= AC 1021

624.00 GARAGE-ATT-FR