

ANTHONY CAROLYN VANN
4268 DOWNING RD
WIGGINS LD 387.09AC
387.090 AC

Wilson County
YR 2024 3701323610.000
4268 DOWNING RD
PIN: 3701 32 3610 000
DISTRICT: 13 C/SW/CONTENTNEA SWAF

ACCOUNT#: 10722450
NBHD: 8385 WILSON_SOUTHWEST_A-1
Plat Bk/Pg
2.00 EXCD:
APPR: JHB APPR DT: 10/27/2021
NOTICE: 82 3/08/2024

PAGE 1

Bldg No. 1
Imp Desc: R1.0 SFR-1.0 STY
Grade : C-10 C-10 GRADE
of Units 4 Rms 3 Bedrms 1.0 Bathrms HBaths
EYB: 1975 4268 DOWNING RD
AYB: 1925 Finished Area: 1,144.00
Exempt Code
LAND VALUE 193,285
MISC VALUE 98,746
BLDG VALUE 143,571
TOTAL VALUE 435,602

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1052 PORCH-OPEN-MAS	100		96	29.10			104.00			2,905
AC 1052 PORCH-OPEN-MAS	100		144	29.10			102.00			4,274
MA 111 SFR-1.0 STY	100		1144	136.00	1.00		106.38			165,509
- AR 14 GAS PACK	100		1144	.00						0
- BT BT FULL BATH	100		1-	5500.00						5,500-
- EW 02 VINYL SIDING	100		178	.00						0
- FC 10 SOFTWOOD	100		1144	4.35						4,976
- FN 02 CONT WALL-CONC BLOCK	100		178	.00						0
- FP 1 NON-FUNCTIONAL	100		1	.00						0
- IF 01 DRYWALL	100		1144	.00						0
- RC 02 COMPOSITION SHINGLE	100		1144	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1144	.00						0
RCN...					100	X				172,164
QUAL..	C-10				90.00	X				154,947
DEPR.. RC					59.00	-		91,419		91,419 T
--ASV...										63,528

PROPERTY NOTES:
SEE COMMENTS
FORESTRY MANAGEMENT PLAN REC 4
2006 TAX YEAR
2008 INFORMAL APPEALS: NBHD CHANGE

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
AMOUNT			2001E	24	WI	1/01/2001	X		
AMOUNT					@	10/25/1999	@		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 020	BARN (GEN PURP) 16 X 32	512.00	13.50	1900	1965	MFR	75.00	100			1,167	
83 032	BARN-TOB-FRAME 18 X 17	306.00	12.00	1900	1970	MFR	75.00	100			620	
85 038	SHED-IMPLEMENT 17 X 26	442.00	9.75	1900	1975	MFR	75.00	100			727	
87 032	BARN-TOB-FRAME 16 X 16	256.00	12.00	1900	1970	MFR	75.00	100			542	

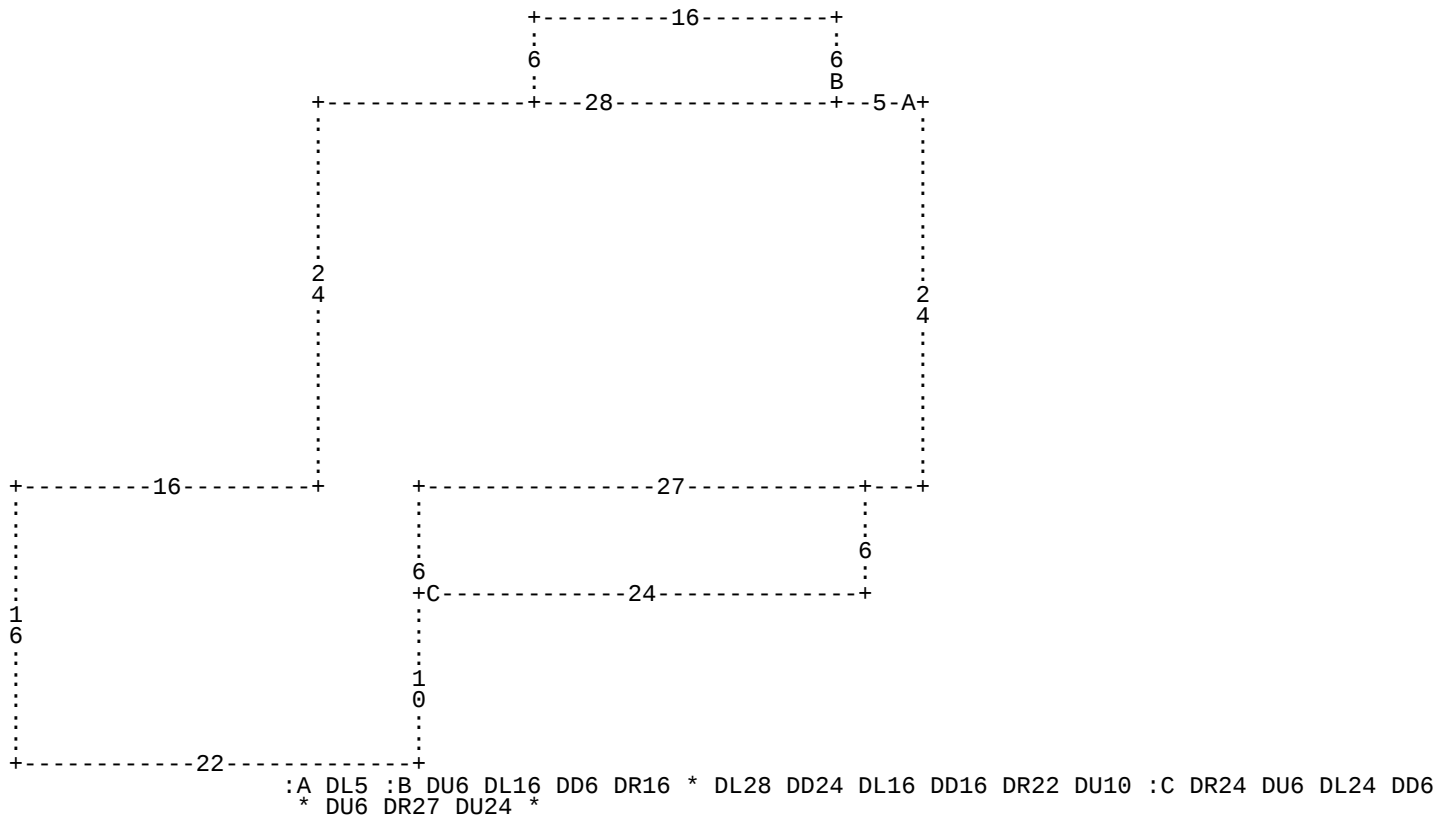
#	ZONE	TYPE/CODE	LAND	QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	AR	AC 5010		2.000	20,000.00		.00	.00	.00	100.00	.00	.00	.00	40,000	
2	AR	AC 5111		7.000	4,000.00		.00	.00	.00	65.00	.00	.00	65.00	18,200	
		LU 5110		7.000	1,200.00									8,400	
3	RA	AC 5211		55.340	4,000.00		.00	.00	.00	65.00	.00	.00	65.00	143,884	
		LU 5210		55.340	895.00									49,529	
4	RA	AC 5311		24.000	4,000.00		.00	.00	.00	65.00	.00	.00	65.00	62,400	
		LU 5310		24.000	670.00									16,080	

3701323610.000

4268 DOWNING RD

REQUESTED BY COXCO

RUN 3/11/24 TIME 7:51:42



A= MA 111 1,144.00 SFR-1.0 STY B= AC 1052 96.00 PORCH-OPEN-MA C= AC 1052 144.00 PORCH-OPEN-MA

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2.00 EXCD: NOTICE: 82 3/08/2024
PAGE 3
APPR: JHB APPR DT: 10/27/2021

Bldg No. 2
Imp Desc: R1.0 SFR-1.0 STY
Grade : D+10 D+10 GRADE
of Units 3 Rms 2 Bedrms 1.0 Bathrms HBaths
EYB: 1980 4270 DOWNING RD
AYB: 1925 Finished Area: 1,248.00
Exempt Code

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1051 PORCH-OPEN-FR	100		216	38.80			100.00			8,380
AC 1051 PORCH-OPEN-FR	100		252	38.80			97.00			9,484
AC 1064 DECK-WOOD	100		360	24.95			94.00			8,443
MA 111 SFR-1.0 STY	100		1248	136.00	1.00		104.75			177,790
- AR 14 GAS PACK	100		1248	.00						0
- BT BT FULL BATH	100		1-	5500.00						5,500-
- EW 02 VINYL SIDING	100		146	.00						0
- FC 57 SOFTWOOD/VINYL	100		1248	3.25						4,056
- FN 02 CONT WALL-CONC BLOCK	100		146	.00						0
- IF 01 DRYWALL	100		1248	.00						0
- RC 04 METAL-CORRUGATED	100		1248	1.65						2,059
- RT 03 DOUBLE PITCH ROOF	100		1248	.00						0

RCN...			PCT COMPLETE		100	X				204,712
QUAL..	D+10				85.00	X				174,005
DEPR..	RC				54.00	-		93,962		93,962 T
--ASV...										80,043

PROPERTY NOTES:
LISTING FORM/SENT IN REPAIR VINYL SIDING FROM STORM DAMAGE
02/03/2020/JHB
LEFT CARD FOR RENTER TO CONTACT OWNER/AUDIT 4 OBXS/01/15/21
LEFT CARD 4 OWNER/06/09/2021/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
88 020	BARN (GEN PURP) 24 X 33	792.00	13.50	1900	1960	MFR	75.00	100			1,804	
89 038	SHED-IMPLEMENT 47 X 56	2,632.00	9.75	1900	1970	MFR	75.00	100			4,331	
91 020	BARN (GEN PURP) 32 X 36	1,152.00	13.50	1900	1965	MFR	75.00	100			2,625	
92 1143	SHELTER-OPEN	1,039.00	10.50	1900	1965	MFR	75.00	100			1,841	

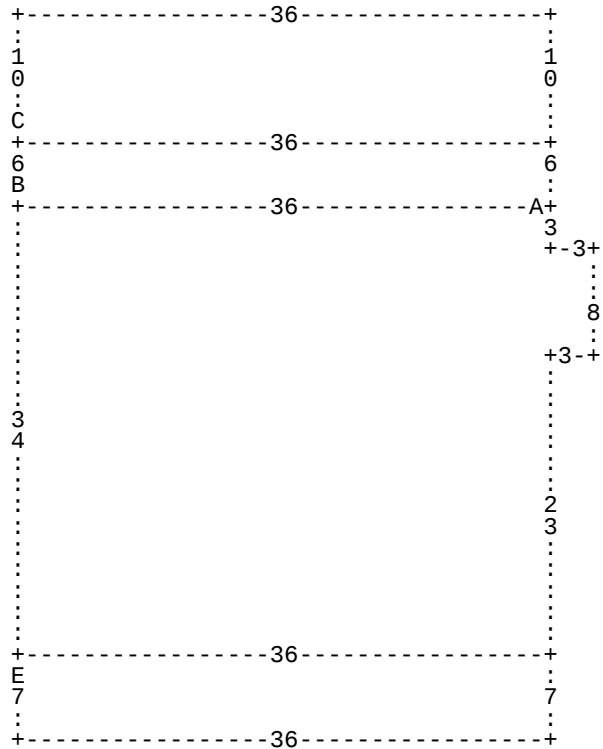
#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
5	RA	AC 5411	8.000	4,000.00		.00	.00	.00	65.00	.00	.00	65.00	20,800	
		LU 5410	8.000	40.00									320	
6	RA	AC 6111	114.640	1,500.00		.00	.00	.00	65.00	.00	.00	65.00	111,774	
		LU 6110	114.640	375.00									42,990	
7	RA	AC 6211	34.000	1,500.00		.00	.00	.00	65.00	.00	.00	65.00	33,150	
		LU 6210	34.000	250.00									8,500	
8	RA	AC 6311	93.110	1,500.00		.00	.00	.00	65.00	.00	.00	65.00	90,782	
		LU 6310	93.110	245.00									22,811	

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:A DL36 :B DU6 :C DU10 DR36 DD10 DL36 * DR36 DD6 DL36 * DD34 :E DD7 DR36 DU7 DL3
6 * DR36 DU23 DR3 DU8 DL3 DU3 *
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A= MA 111
E= AC 1051

1,248.00 SFR-1.0 STY
252.00 PORCH-OPEN-FR

B= AC 1051

216.00 PORCH-OPEN-FR

C= AC 1064

360.00 DECK-WOOD

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TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
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PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
AUDIT REVIEW ON HOUSES AND OBXS/10/27/2021/JHB										
PERMIT CODE: A MO/YR: 031999 NOTE: 5000										
	AMOUNT									
	AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD. DEPR	PCT	VALUE	EXMPT
93 1176	SHOP-FR 40 X 100	4,000.00	38.50	2000	2018	MFR	30.00	100			72,765	
94 1173	STG-FR 10 X 10	100.00	24.00	2000	2000	MFR	75.00	100			432	
95 1143	SHELTER-OPEN	1,925.00	10.50	1900	1965	MFR	75.00	100			3,411	
96 1176	SHOP-FR 30 X 35	1,050.00	38.50	1965	1965	MFR	75.00	100			6,822	

#	ZONE	TYPE/CODE	LAND	QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
9	RA	AC 6411		49.000	1,500.00		.00	.00	.00	65.00	.00	.00	65.00	47,775	
		LU 6410		49.000	95.00									4,655	

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APPR: JHB APPR DT: 10/27/2021

Bldg No. Exempt Code
Imp Desc: SHOP-FR 30 X 35 EYB: 1965
Grade : D AYB: 1965 Finished Area:
of Units Rms Bedrms Bathrms HBaths

TYPE/CODE/DESCRIPTION PCT %CMP UNITS RATE STR# STR% SIZ% HGT% PER% COST

PROPERTY NOTES:	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
97 020	BARN (GEN PURP) 28 X 52	1,456.00	13.50	1900	1965	MFR	75.00	100	AP	50.00	1,659	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
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