

MOHAMMED SOHAIL AHMED
 3009 OPAL CT SW
 L81S3 CRANBERRY RDG 1.00LT
 .157 AC

Wilson County
 YR 2024 3701876249.000
 3009 OPAL CT SW
 PIN: 3701 87 6249 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1130395
 NBHD: 8076 CRANBERRY RIDGE
 Plat Bk/Pg 29 126 APPR: KRC APPR DT: 5/08/2023
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1
 Imp Desc: 0501 SFR-PATIO HOME EYB: 2001 3009 OPAL CT SW Exempt Code
 Grade : C+05 C+05 GRADE AYB: 2001 Finished Area: 1,026.00
 # of Units 4 Rms 2 Bedrms 2.0 Bathrms HBaths

LAND VALUE 35,000
 MISC VALUE 1,769
 BLDG VALUE 127,971
 TOTAL VALUE 164,740

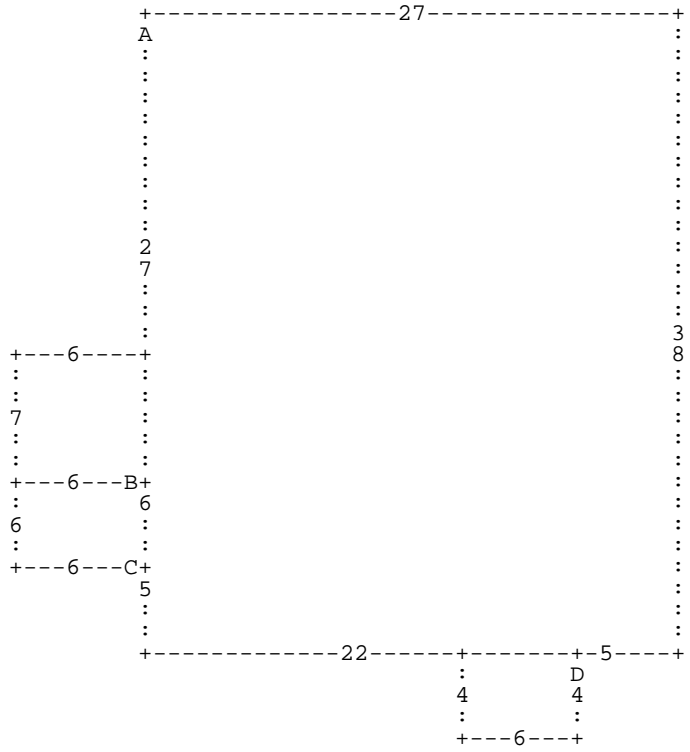
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1050 PORCH-OPEN-SLAB	100		36	29.10			120.00			1,257
AC 1050 PORCH-OPEN-SLAB	100		24	29.10			120.00			838
AC 1071 UTILITY STG-FR	100		42	39.45			110.00			1,822
MA 161 SFR-PATIO HOME	100		1026	136.00	1.00		108.25			151,047
- AR 27 ELECTRIC HEAT PUMP	100		1026	.00						0
- EW 02 VINYL SIDING	100		130	.00						0
- FC 48 VINYL/CARPET	100		1026	.00						0
- FN 06 SPREAD FOOTING	100		130	5.30-						689-
- IF 30 DRYWALL/CUSTOM	100		1026	.00						0
- RC 02 COMPOSITION SHINGLE	100		1026	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1026	.00						0

RCN...			PCT COMPLETE		100	x				154,275
QUAL..		C+05			105.00	x				161,988
DEPR.. RC					21.00	-		34,017		34,017 T
--ASV...										127,971

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
UPDATED PORCHES, ADDED STR PER AUDIT 4'24 WBOR LISTING				3013	659	WD	4/25/2023			175,000
PERMIT CODE: N MO/YR: 052001 NOTE: SFD				AMOUNT	2887	754	WD	3/31/2021		115,000
				AMOUNT	1868	818	DR	3/08/2002 X		85,500
						@	8/25/2000 @			

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD. DEPR	PCT	VALUE	EXMPT
2 1173	STG-FR 8 X 10	80.00	24.00	2021	2021	MAV	6.00	100			1,769	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	SR6	LT 0150	1.000	35,000.00		.00	.00	.00	100.00	.00	.00	.00	35,000	



:A DD27 :B DL6 DU7 DR6 DD7 * DD6 :C DL6 DU6 DR6 DD6 * DD5 DR22 :D DD4 DL6 DU4 DR
6 * DR5 DU38 DL27 *

A= MA 161
D= AC 1050

1,026.00 SFR-PATIO HOM
24.00 PORCH-OPEN-SL

B= AC 1071

42.00 UTILITY STG-F

C= AC 1050

36.00 PORCH-OPEN-SL