

IRVIN STEPHEN ROSS  
 3102 WALNUT CREEK DR SW  
 L2 WALNUT CREEK 1.00LT  
 .281 AC

N2 FOUND YR 2024 **3701882672.000**  
 3102 WALNUT CREEK DR SW  
 PIN: 3701 88 2672 000  
**DISTRICT:** 31 C/CIWI-WILSON

Wilson County

**ACCOUNT#:** 14885520 **PAGE** 1  
**NBHD:** 8348 WALNUT\_CREEK  
 Plat Bk/Pg 25 186 **APPR:** REV APPR DT: 3/12/2015  
**EXCD:** NOTICE: 82 3/08/2024

Bldg No. 1 Exempt Code  
 Imp Desc: 6205 APARTMENT-DUPLEX/TRIPLEX EYB: 2001 3102 WALNUT CREEK DR SW  
 Grade : D+05 D+05 GRADE AYB: 1996 Finished Area: 1,800.00  
 # of Units 2 Rms Bedrms Bathrms HBaths  
**LAND VALUE** 25,000  
**MISC VALUE** 0  
**BLDG VALUE** 148,950  
**TOTAL VALUE** 173,950

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2051 PORCH-OPEN-FR	100		90	38.80			104.00			3,631
AC 2051 PORCH-OPEN-FR	100		20	38.80			120.00			931
AC 2061 PATIO-CONC	100		96	7.50			70.00			504
AC 2071 UTILITY STG-FR	100		32	28.50			120.00			1,094
AC 2071 UTILITY STG-FR	100		32	28.50			120.00			1,094
MA 251 APT-DUPLEX/TRIPLEX	100		1800	118.00	1.00		108.00			229,392
- AR 10 FORCED AIR HEAT W/ A100			1800	.00						0
- EW 02 VINYL SIDING	100		182	.00						0
- FC 48 VINYL/CARPET	100		1800	.00						0
- FN 06 SPREAD FOOTING	100		182	5.30-						964-
- FT 01 WOOD FRAME	100		1800	.00						0
- IF 30 DRYWALL/CUSTOM	100		1800	.00						0
- RC 02 COMPOSITION SHINGLE	100		1800	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1800	.00						0
RCN...			PCT COMPLETE		100	x				235,682
QUAL..	D+05				80.00	x				188,544
DEPR..	C50				21.00	-		39,594		39,594 T
--ASV...										148,950

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
BOER 2008				1599	166	WD	10/25/1999	@		
	AMOUNT			1576	815	WD	8/20/1996		110,000	
	AMOUNT						1/01/1996		18,000	

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	GR6	LT 0562	1.000	25,000.00	147	.00	.00	.00	100.00	.00	.00	.00	25,000	

