

LUCAS JAMES FRANKLIN  
 3811 TRACE DR W  
 L44S5 WLKERS TRACE 1.00LT  
 .609 AC

N2 FOUND YR 2024 **3702612282.000**  
 3811 TRACE DR W  
 PIN: 3702 61 2282 000  
**DISTRICT:** 31 C/CIWI-WILSON

Wilson County

**ACCOUNT#:** 69941283 **PAGE** 1  
**NBHD:** 8347 WALKERS\_TRACE  
 Plat Bk/Pg 31 280 **APPR:** JHB APPR DT: 3/31/2016  
**EXCD:** NOTICE: 82 3/08/2024

Bldg No. 1  
 Imp Desc: R1.5 SFR-UPTO 1.5 STY EYB: 2008 3811 TRACE DR W Exempt Code  
 Grade : B-05 B-05 GRADE AYB: 2003 Finished Area: 3,016.00  
 # of Units 8 Rms 3 Bedrms 3.0 Bathrms HBaths

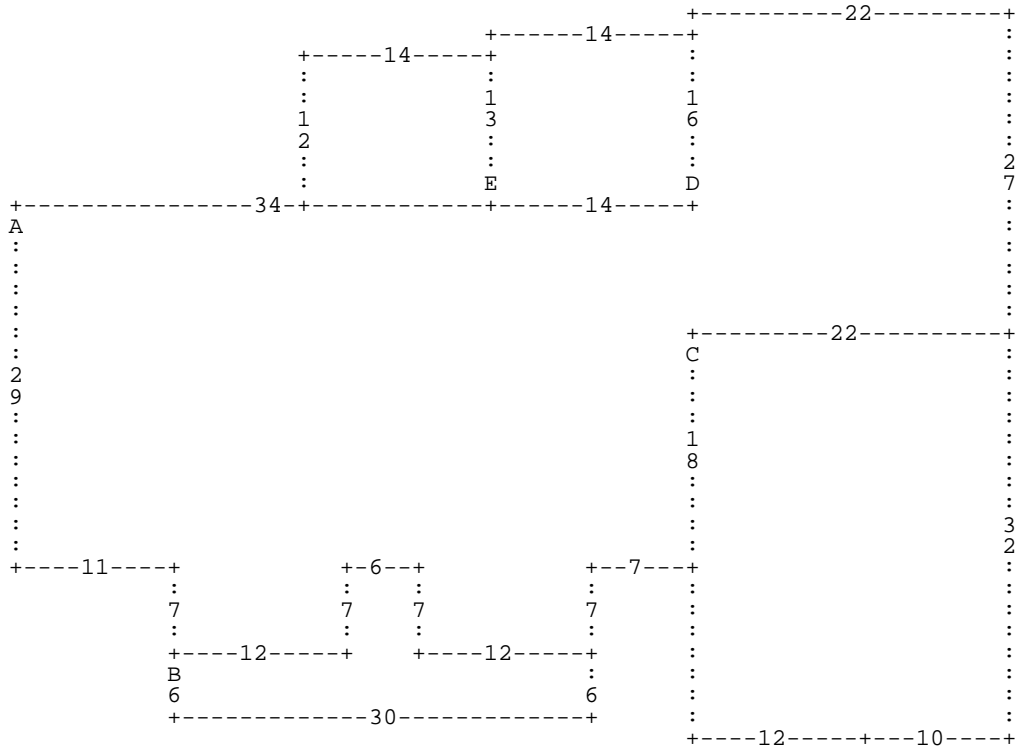
**LAND VALUE** 45,000  
**MISC VALUE** 54,381  
**BLDG VALUE** 390,083  
**TOTAL VALUE** 489,464

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1021 GARAGE-ATT-FR	100		716	42.55			85.00			25,895
AC 1052 PORCH-OPEN-MAS	100		222	29.10			100.00			6,460
AC 1054 PORCH-SCR-MAS	100		168	45.80			102.00			7,848
AC 1064 DECK-WOOD	100		182	24.95			100.00			4,540
MA 112 SFR-1.5 STY	100		2154	116.00	1.40		88.50			221,129
MA 112 (UPPER FLOORS)	100		862	116.00	1.40	100.00	88.50			88,492
- AR 10 FORCED AIR HEAT W/ A100			3016	.00						0
- BT BT FULL BATH	100		1	5500.00						5,500
- EW 02 VINYL SIDING	100		258	.00						0
- FC 20 HARDWOOD/CARPET	100		3016	2.00						6,032
- FN 03 CONT WALL-BRICK	100		258	.00						0
- FP 2 PREFAB	100		1	3500.00						3,500
- IF 30 DRYWALL/CUSTOM	100		2154	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		2154	.00						0
- RT 03 DOUBLE PITCH ROOF	100		2154	.00						0
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RCN...			PCT COMPLETE		100	x				369,396
QUAL..	B-05				120.00	x				443,276
DEPR..	RB				12.00	-		53,193		53,193 T
--ASV...										390,083

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
HSE'04	BP015301000		12/15/2015	2573	149	WD	5/07/2014			255,000
LEFT CARD WITH DAUGHTER 4 OWNER TO CALL FROM REALESTATE LIST	AMOUNT	20,000		2283	263	WD	11/02/2007			251,000
2992 SQ FT /JHB				1938	346	DR	3/04/2003			36,000
LEFT CARD 3RD TIME FROM LAST VISIT/03/20/2015	AMOUNT					@	2/25/2003			@

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1125	GAR-DET-FR-APTU 30 X 30	900.00	65.50	2015	2015	MGD	18.00	100			54,381	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	SR6	LT 0100	1.000	45,000.00		.00	.00	.00	100.00	.00	.00	.00	45,000	



:A DD29 DR11 DD7 :B DD6 DR30 DU6 DL12 DU7 DL6 DD7 DL12 \* DR12 DU7 DR6 DD7 DR12 D  
 U7 DR7 DU18 :C DD33 DR12 DU1 DR10 DU32 DL22 \* DR22 DU27 DL22 DD16 :D DU13 DL14 D  
 D13 DR14 \* DL14 :E DU12 DL14 DD12 DR14 \* DL34 \*

**A=** MA 112  
**D=** AC 1064

2,154.00 SFR-1.5 STY  
 182.00 DECK-WOOD

**B=** AC 1052  
**E=** AC 1054

222.00 PORCH-OPEN-MA  
 168.00 PORCH-SCR-MAS

**C=** AC 1021

716.00 GARAGE-ATT-FR