

MOWER PETER D  
 3906 TRACE DR W  
 L24S4 WLKRS TRC 1.00LT  
 .253 AC

N2 FOUND YR 2024 3702617037.000  
 3906 TRACE DR W  
 PIN: 3702 61 7037 000  
 DISTRICT: 31 C/CIWI-WILSON

Wilson County

ACCOUNT#: 1105311  
 NBHD: 8347 WALKERS\_TRACE  
 Plat Bk/Pg 31 104 APPR: KRC APPR DT: 11/22/2016  
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1 100% FOR 2005  
 Imp Desc: R2.0 SFR-UPTO 2.0 STY EYB: 2010 3906 TRACE DR W Exempt Code  
 Grade : B+05 B+05 GRADE AYB: 2005 Finished Area: 2,547.00  
 # of Units 5 Rms 3 Bedrms 2.0 Bathrms 1 HBaths

LAND VALUE 45,000  
 MISC VALUE 1,355  
 BLDG VALUE 377,086  
 TOTAL VALUE 423,441

| TYPE/CODE/DESCRIPTION           | PCT  | %CMP | UNITS        | RATE    | STR#   | STR%   | SIZ%   | HGT%   | PER% | COST     |
|---------------------------------|------|------|--------------|---------|--------|--------|--------|--------|------|----------|
| AC 1021 GARAGE-ATT-FR           | 100  |      | 575          | 42.55   |        |        | 90.00  |        |      | 22,019   |
| AC 1051 PORCH-OPEN-FR           | 100  |      | 126          | 38.80   |        |        | 102.00 |        |      | 4,986    |
| AC 1054 PORCH-SCR-MAS           | 100  |      | 160          | 45.80   |        |        | 102.00 |        |      | 7,474    |
| AC 1061 PATIO-CONC              | 100  |      | 318          | 7.50    |        |        | 55.00  |        |      | 1,311    |
| MA 113 SFR-2.0 STY              | 100  |      | 1464         | 116.00  | 1.74   |        | 91.63  |        |      | 155,608  |
| MA 113 (UPPER FLOORS)           | 100  |      | 1083         | 116.00  | 1.74   | 100.00 | 91.63  |        |      | 115,112  |
| - AR 10 FORCED AIR HEAT W/ A100 |      |      | 2547         | .00     |        |        |        |        |      | 0        |
| - BT HBT HALF BATH              | 100  |      | 1            | 3667.00 |        |        |        |        |      | 3,667    |
| - EW 31 BRICK/VINYL COMBO       | 100  |      | 188          | 18.75   |        |        |        |        |      | 3,525    |
| - FC 20 HARDWOOD/CARPET         | 100  |      | 2547         | 2.00    |        |        |        |        |      | 5,094    |
| - FN 02 CONT WALL-CONC BLOCK    | 100  |      | 188          | .00     |        |        |        |        |      | 0        |
| - FP 2 PREFAB                   | 100  |      | 1            | 3500.00 |        |        |        |        |      | 3,500    |
| - IF 30 DRYWALL/CUSTOM          | 100  |      | 1464         | .00     |        |        |        |        |      | 0        |
| - RC 07 WOOD SHAKES/3D-SHING    | 100  |      | 1464         | .00     |        |        |        |        |      | 0        |
| - RT 03 DOUBLE PITCH ROOF       | 100  |      | 1464         | .00     |        |        |        |        |      | 0        |
| -----                           |      |      |              |         |        |        |        |        |      |          |
| RCN...                          |      |      | PCT COMPLETE |         | 100    | x      |        |        |      | 322,296  |
| QUAL..                          | B+05 |      |              |         | 130.00 | x      |        |        |      | 418,984  |
| DEPR..                          | RB   |      |              |         | 10.00  | -      |        | 41,898 |      | 41,898 T |
| --ASV...                        |      |      |              |         |        |        |        |        |      | 377,086  |

PROPERTY NOTES:  
 2ND LVL ALL FUS CORRECTED SQFT PER WBOR LISTING  
 PERMIT CODE: N MO/YR: 072005 NOTE: 2325SF  
 PERMIT CODE: MO/YR: NOTE: SFD

| PERMIT NO | TYPE   | DATE | BOOK | PAGE | DT | DATE      | QS | SALES   | PRICE |
|-----------|--------|------|------|------|----|-----------|----|---------|-------|
|           |        |      | 2628 | 26   | WD | 9/14/2015 |    | 237,500 |       |
|           | AMOUNT |      | 2120 | 751  | DR | 8/02/2005 |    | 25,000  |       |
|           | AMOUNT |      | 1667 | 389  | @  | 6/21/2002 |    |         |       |
|           |        |      |      |      | WD | 4/23/1998 | X  |         |       |

| MISC CODE | DESC          | UNITS | RATE  | AYB  | EYB  | DT  | PCT   | %CMP | ADD.DEPR | PCT | VALUE | EXMPT |
|-----------|---------------|-------|-------|------|------|-----|-------|------|----------|-----|-------|-------|
| 81 1173   | STG-FR 8 X 10 | 80.00 | 24.00 | 2010 | 2010 | MAV | 28.00 | 100  |          |     | 1,355 |       |
|           |               |       |       |      |      |     | .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 |       |

