

MOHSSIN MOFEED KHALED  
 2414 CHELSEA DR NW  
 L6S1 WDRDGE W II 1.00LT  
 .250 AC

N2 FOUND YR 2024 3703714671.000  
 2414 CHELSEA DR NW  
 PIN: 3703 71 4671 000  
**DISTRICT:** 31 C/CIWI-WILSON

Wilson County

**ACCOUNT#:** 1121493 **PAGE** 1  
**NBHD:** 8401 WOODRIDGE\_WEST  
 Plat Bk/Pg 33 120 **APPR:** KRC APPR DT: 1/26/2021  
**EXCD:** NOTICE: 82 3/08/2024

Bldg No. 1  
 Imp Desc: R1.5 SFR-UPTO 1.5 STY EYB: 2005 2414 CHELSEA DR NW Exempt Code **LAND VALUE** 55,000  
 Grade : C+10 C+10 GRADE AYB: 2005 Finished Area: 1,891.00 **MISC VALUE** 1,934  
 # of Units 7 Rms 3 Bedrms 2.0 Bathrms HBaths **BLDG VALUE** 239,559  
**TOTAL VALUE** 296,493

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1021 GARAGE-ATT-FR	100		547	42.55			90.00			20,947
AC 1052 PORCH-OPEN-MAS	100		89	29.10			104.00			2,693
AC 1064 DECK-WOOD	100		160	24.95			102.00			4,071
MA 112 SFR-1.5 STY	100		1659	116.00	1.14		96.75			186,189
MA 112 (UPPER FLOORS)	100		232	116.00	1.14	100.00	96.75			26,037
- AR 14 GAS PACK	100		1891	.00						0
- AT UAT UNF ATTIC	35		580	27.00			96.75			15,150
- EW 02 VINYL SIDING	100		196	.00						0
- FC 20 HARDWOOD/CARPET	100		1891	2.00						3,782
- FN 03 CONT WALL-BRICK	100		196	.00						0
- FP 2 PREFAB	100		1	3500.00						3,500
- IF 48 CUSTOM INTERIOR	100		1659	.00						0
- RC 02 COMPOSITION SHINGLE	100		1659	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1659	.00						0
-----										
RCN...			PCT COMPLETE		100	x				262,369
QUAL..		C+10			110.00	x				288,625
DEPR.. RC					17.00	-		49,066		49,066 T
--ASV...										239,559

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
ADDED UNFIN ATTIC PER AUDIT 4'21 WBOR LISTING 1/26/2021	BP009003430		7/23/2009	2874	767	WD	1/22/2021			230,000
PERMIT CODE: A MO/YR: 072006 NOTE: 15000	AMOUNT		2,000	2672	122	WD	9/30/2016			166,000
				2331	581	WD	8/22/2008			185,000
	AMOUNT			2132	854	WD	9/30/2005			174,500

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STORAGE-FRAMED 8 X 12	96.00	24.00	2009	2009	MGD	30.00	100			1,934	
							.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	55,000.00		.00	.00	.00	100.00	.00	.00	.00	55,000	

