

OSM EQUITIES LLC
 4116 SABRE LN NW
 L217S5PH2 JETSTRM PK 1LT
 .540 AC

Wilson County
 YR 2024 3703869284.000
 4116 SABRE LN NW
 PIN: 3703 86 9284 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1127393
 NBHD: 8162 LANTERN_SQUARE
 Plat Bk/Pg 34 218 APPR: KRC APPR DT: 6/01/2023
 EXCD: NOTICE: 82 3/08/2024

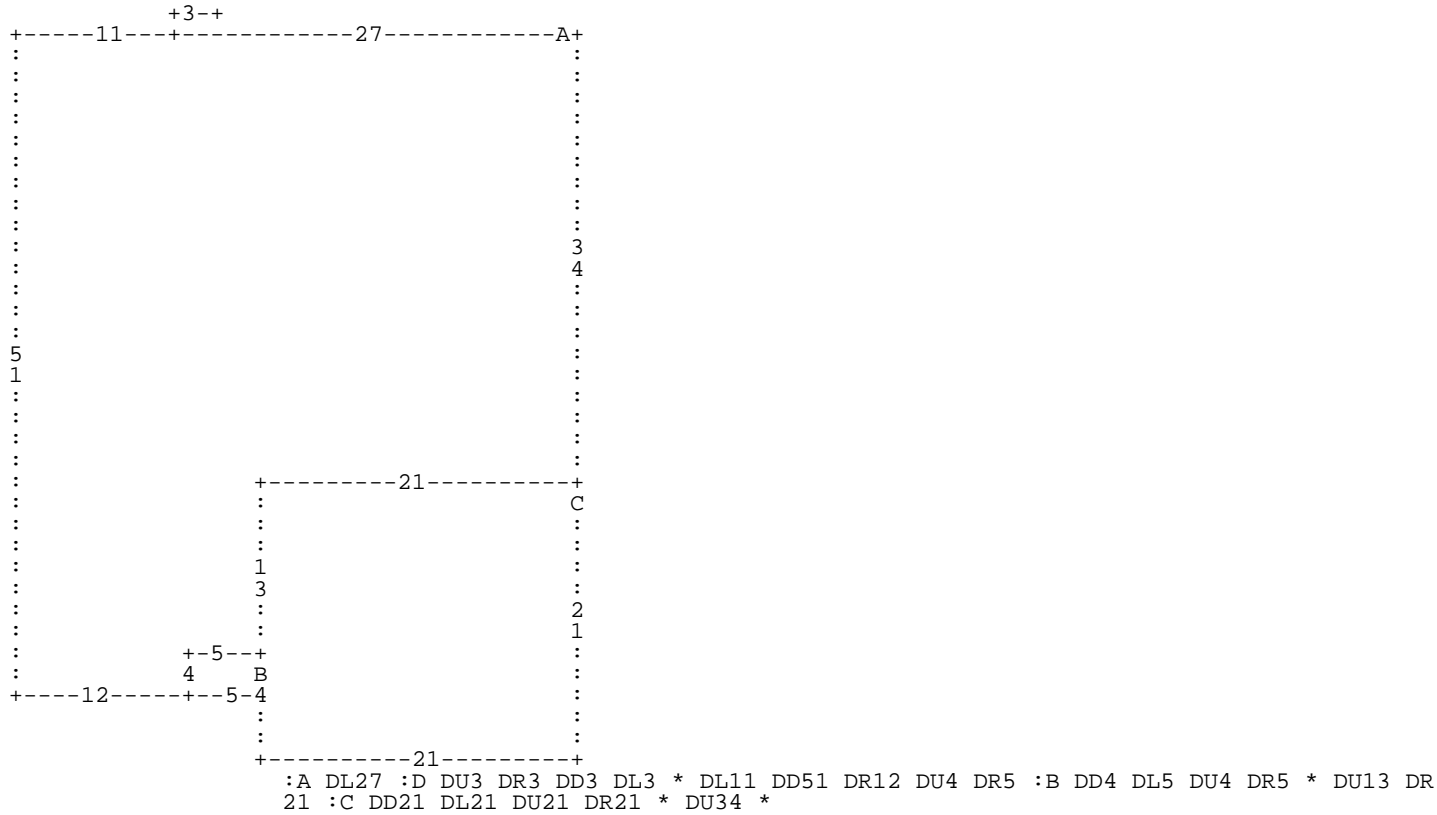
Bldg No. 1
 Imp Desc: R1.0 SFR-1.0 STY EYB: 2018 4116 SABRE LN NW Exempt Code LAND VALUE 35,000
 Grade : C+05 C+05 GRADE AYB: 2018 Finished Area: 1,561.00 MISC VALUE 2,166
 # of Units 7 Rms 2 Bedrms 2.0 Bathrms HBaths BLDG VALUE 235,041
 TOTAL VALUE 272,207

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1021 GARAGE-ATT-FR	100		441	42.55		100.00	90.00			16,888
AC 1052 PORCH-OPEN-MAS	100		20	29.10		100.00	120.00			698
AC 1061 PATIO-CONC	100		9	7.50		100.00	120.00			81
MA 111 SFR-1.0 STY	100		1561	136.00	1.00		100.31			212,953
- AR 27 ELECTRIC HEAT PUMP	100		1561	.00						0
- EW 02 VINYL SIDING	100		178	.00						0
- FC 48 VINYL/CARPET	100		1561	.00						0
- FN 06 SPREAD FOOTING	100		178	5.30-						943-
- FP 2 PREFAB	0		1	3500.00						3,500
- IF 01 DRYWALL	100		1561	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1561	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1561	.00						0
RCN...					100	x				233,177
QUAL..	C+05				105.00	x				244,834
DEPR.. RC					4.00	-		9,793		9,793 T
--ASV...										235,041

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
85% COMPLETE ON SFD/CK FOR COMPLETE LATE 18/04/17/2018/JHB	BP17002946N		11/27/2017	3017	412	WD	5/25/2023			220,000
100% COMPLETE ON SFD/05/09/2018/JHB	AMOUNT		76,033	2746	730	SWD	6/13/2018			153,000
ADDED STOR UPDATED BR CNT PER AUDIT 4'24 WBOR LISTING				2725	276	WD	12/12/2017	A		300,000
	AMOUNT			2397	811	WD	3/02/2010	A		158,500

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
2 1173	STG-FR 10 X 10	100.00	24.00	2021	2021	MAV	6.00	100			2,166	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	GR6	LT 0100	1.000	35,000.00		.00	.00	.00	100.00	.00	.00	.00	35,000	



A= MA 111
D= AC 1061

1,561.00 SFR-1.0 STY
9.00 PATIO-CONC

B= AC 1052

20.00 PORCH-OPEN-MA

C= AC 1021

441.00 GARAGE-ATT-FR