

MUHARRAM TAMIR
 1319 WAVERLY RD NW
 L4S4 WOODRIDGE 1.00LT
 .387 AC

Wilson County
 YR 2024 3703908439.000
 1319 WAVERLY RD NW
 PIN: 3703 90 8439 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1117904
 NBHD: 8404 WOODRIDGE-TANGLEWOOD
 Plat Bk/Pg 21 55 APPR: KRC APPR DT: 12/30/2019
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1
 Imp Desc: R2.0 SFR-UPTO 2.0 STY EYB: 2000 1319 WAVERLY RD NW Exempt Code
 Grade : B B GRADE AYB: 1991 Finished Area: 3,323.00
 # of Units 5 Rms 3 Bedrms 2.0 Bathrms 1 HBaths

LAND VALUE 45,000
 MISC VALUE 0
 BLDG VALUE 396,397
 TOTAL VALUE 441,397

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1022 GARAGE-ATT-MAS	100		754	44.65			85.00			28,615
AC 1053 STOOP-MAS	100		356	19.40			94.00			6,492
AC 1053 STOOP-MAS	100		40	19.40			110.00			853
MA 113 SFR-2.0 STY	100		1293	116.00	2.57		87.38			131,058
MA 113 (UPPER FLOORS)	100		2030	116.00	2.57	100.00	87.38			205,760
- AR 10 FORCED AIR HEAT W/ A100	100		3323	.00						0
- BT HBT HALF BATH	100		1	3667.00						3,667
- EW 18 BRICK VENEER	100		148	35.00						5,180
- FC 20 HARDWOOD/CARPET	100		3323	2.00						6,646
- FN 03 CONT WALL-BRICK	100		148	.00						0
- FP 4 2STY SNGL/1STY DBL	100		1	8125.00						8,125
- IF 30 DRYWALL/CUSTOM	100		1293	.00						0
- RC 02 COMPOSITION SHINGLE	100		1293	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1293	.00						0
RCN...			PCT COMPLETE		100	x				396,396
QUAL..	B				125.00	x				495,496
DEPR.. RB					20.00	-		99,099		99,099 T
--ASV...										396,397

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
CORRECTED FC, FN, AR, GAR ADJ GRADE PER AUDIT 4'20 WBOR LISTING				2812	781	WD	12/05/2019	I	190,000	
				2716	858	STD	9/29/2017	P	167,500	
				2015	CDTH	CDTH	2/05/2015	E		
				2313	139	WD	4/30/2008		265,000	

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	SR4	LT 0100	1.000	45,000.00	160	.00	.00	.00	100.00	.00	.00	.00	45,000	

