

FARAH CHRISTOPHER J
 1311 B5 FOREST HILLS RD NW
 WOODBERRY PH1 4.45AC
 4.450 AC

Wilson County
 YR 2024 3712066587.000
 1311 B5 FOREST HILLS RD N
 PIN: 3712 06 6587 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1118595
 NBHD: 8393 WOODBERRY
 Plat Bk/Pg

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APPR: KRC APPR DT: 1/28/2020
 EXCD: NOTICE: 82 3/08/2024

Bldg No.	1					Exempt Code					LAND VALUE	0
Imp Desc:	0403	CONDOMINIUM	EYB: 2000	1311 B5 FOREST HILLS	RD NW						MISC VALUE	0
Grade :	C+10	C+10 GRADE	AYB: 1982	Finished Area:	1,648.00						BLDG VALUE	194,780
# of Units	1	5 Rms	3 Bedrms	2.0 Bathrms	HBaths						TOTAL VALUE	194,780

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2052 PORCH-OPEN-MAS	100		60	29.10			106.00			1,850
AC 2054 PORCH-SCR-MAS	100		301	45.80			97.00			13,372
MA 231 SFR-CONDO	100		1648	125.00	1.00		99.38			204,722
- AR 10 FORCED AIR HEAT W/ A100			1648	.00						0
- EW 03 BRICK/FRAME COMBO	100		172	18.75						3,225
- FC 20 HARDWOOD/CARPET	100		1648	2.00						3,296
- FN 03 CONT WALL-BRICK	100		172	.00						0
- FP 2 PREFAB	100		1	3500.00						3,500
- FT 01 WOOD FRAME	100		1648	.00						0
- IF 01 DRYWALL	100		1648	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1648	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1648	.00						0

RCN...		PCT COMPLETE	100	x						229,965
QUAL..	C+10		110.00	x						252,961
DEPR..	RC		23.00	-		58,181				58,181 T
--ASV...										194,780

PROPERTY NOTES:

3.97% INT OF 4.45 A 08 RVW: LAND BOER 2008
 RENO KITCHEN NEW FLOORING 4'20 PER LISTING
 FIXED FC,FP,IF,RAISE EYB PER AUDIT WBOR LISTING 4'20

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			2817	476	WD	1/10/2020			125,000
AMOUNT			2721	155	WD	10/31/2017			97,000
					@	10/25/1999	@		
AMOUNT			1585	656	WD	4/18/1996			78,000

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	UR	AC 0501	4.450	.00		.00	.00	.00	100.00	.00	5.00	5.00		0

