

KELLER TRICIA L  
 1409 KNOLLWOOD DR NW  
 M2L14S6 FRST HILLS 1.00LT  
 .388 AC

Wilson County  
 N2 FOUND YR 2024 3712172482.000  
 1409 KNOLLWOOD DR NW  
 PIN: 3712 17 2482 000  
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1127082  
 NBHD: 8115 FOREST\_HILLS  
 Plat Bk/Pg 11 138 APPR: KRC APPR DT: 5/12/2022  
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1  
 Imp Desc: R1.0 SFR-1.0 STY EYB: 2001 1409 KNOLLWOOD DR NW Exempt Code  
 Grade : C+10 C+10 GRADE AYB: 1971 Finished Area: 1,680.00  
 # of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths

LAND VALUE 45,000  
 MISC VALUE 4,209  
 BLDG VALUE 222,170  
 TOTAL VALUE 271,379

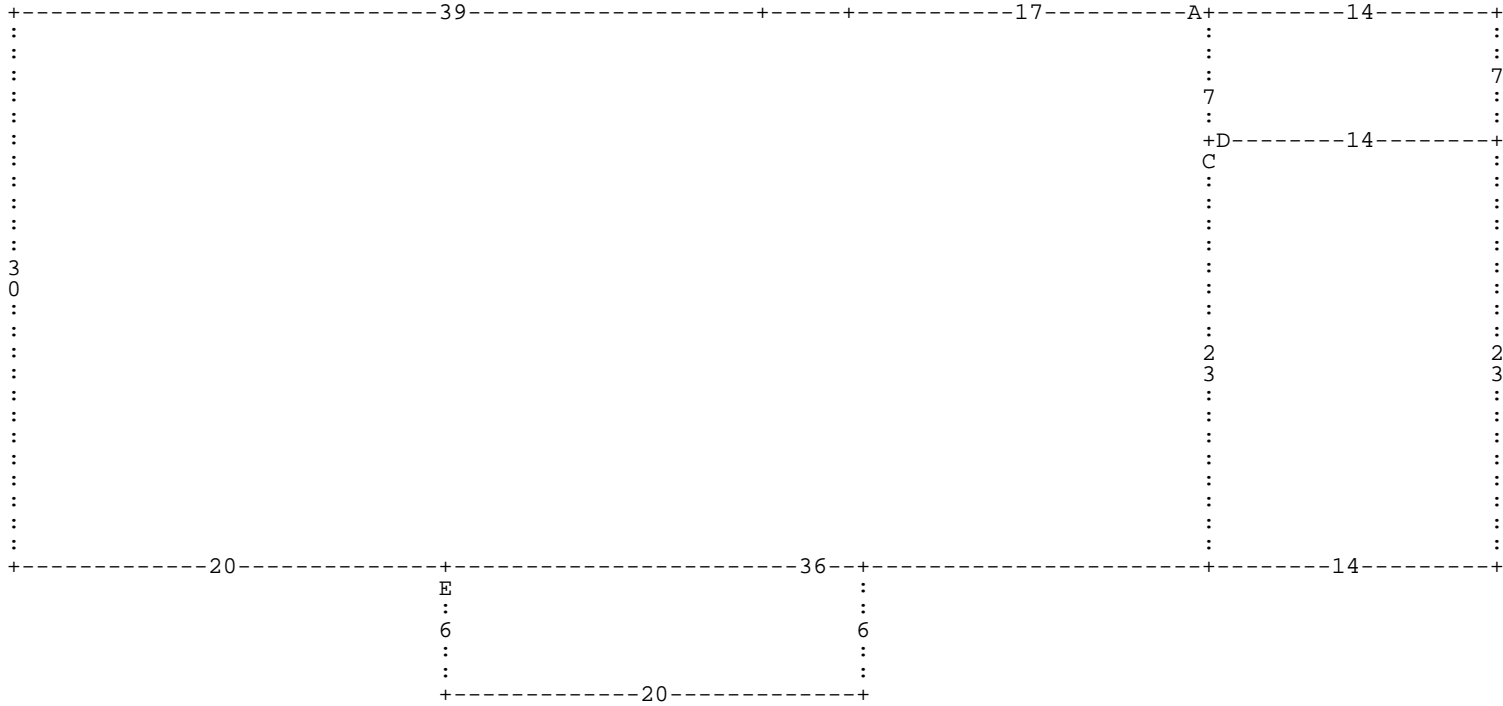
| TYPE/CODE/DESCRIPTION           | PCT | %CMP | UNITS | RATE    | STR#   | STR% | SIZ%   | HGT%   | PER% | COST    |
|---------------------------------|-----|------|-------|---------|--------|------|--------|--------|------|---------|
| AC 1031 CARPORT                 | 100 |      | 322   | 27.90   |        |      | 97.00  |        |      | 8,714   |
| AC 1052 PORCH-OPEN-MAS          | 100 |      | 120   | 29.10   |        |      | 104.00 |        |      | 3,631   |
| AC 1053 STOOP-MAS               | 100 |      | 16    | 19.40   |        |      | 120.00 |        |      | 372     |
| AC 1072 UTILITY STG-MAS         | 100 |      | 98    | 41.40   |        |      | 70.00  |        |      | 2,840   |
| MA 111 SFR-1.0 STY              | 100 |      | 1680  | 136.00  | 1.00   |      | 98.75  |        |      | 225,624 |
| - AR 10 FORCED AIR HEAT W/ A100 | 100 |      | 1680  | .00     |        |      |        |        |      | 0       |
| - EW 18 BRICK VENEER            | 100 |      | 172   | 35.00   |        |      |        |        |      | 6,020   |
| - FC 20 HARDWOOD/CARPET         | 100 |      | 1680  | 2.00    |        |      |        |        |      | 3,360   |
| - FN 03 CONT WALL-BRICK         | 100 |      | 172   | .00     |        |      |        |        |      | 0       |
| - FP 3 1STY SNGL                | 100 |      | 1     | 5100.00 |        |      |        |        |      | 5,100   |
| - IF 30 DRYWALL/CUSTOM          | 100 |      | 1680  | .00     |        |      |        |        |      | 0       |
| - RC 07 WOOD SHAKES/3D-SHING100 | 100 |      | 1680  | .00     |        |      |        |        |      | 0       |
| - RT 03 DOUBLE PITCH ROOF       | 100 |      | 1680  | .00     |        |      |        |        |      | 0       |
| RCN... PCT COMPLETE             |     |      |       |         | 100    | x    |        |        |      | 255,661 |
| QUAL.. C+10                     |     |      |       |         | 110.00 | x    |        |        |      | 281,227 |
| DEPR.. RC                       |     |      |       |         | 21.00  | -    |        | 59,057 |      | 59,057  |
| --ASV...                        |     |      |       |         |        |      |        |        |      | 222,170 |

| PROPERTY NOTES:                                   | PERMIT NO | TYPE | DATE | BOOK | PAGE | DT | DATE       | QS | SALES | PRICE   |
|---|-----------|------|------|------|------|----|------------|----|-------|---------|
| UPDATED UTIL,SHOP,EYB PER AUDIT 4'23 WBOR LISTING |           |      |      | 2962 | 599  | WD | 5/10/2022  |    |       | 253,000 |
|   | AMOUNT    |      |      | 2579 | 74   | WD | 6/30/2014  |    |       | 125,000 |
|   | AMOUNT    |      |      | 1376 | 785  | @  | 10/25/1999 | @  |       | 77,500  |
|   |           |      |      |      |      | WD | 7/19/1989  |    |       |         |

| MISC CODE | DESC               | UNITS  | RATE  | AYB  | EYB  | DT  | PCT   | %CMP | ADD.DEPR | PCT | VALUE | EXMPT |
|-----------|--------------------|--------|-------|------|------|-----|-------|------|----------|-----|-------|-------|
| 81 1178   | SHOP-RSF 12 X 22   | 264.00 | 28.00 | 1981 | 1990 | MAV | 65.00 | 100  |          |     | 2,691 |       |
| 82 1161   | PATIO 016 X 020    | 320.00 | 7.60  | 1981 | 1984 | MAV | 65.00 | 100  |          |     | 868   |       |
| 83 1141   | CANOPY-DET 16 X 20 | 320.00 | 5.80  | 1981 | 1981 | MAV | 65.00 | 100  |          |     | 650   |       |
|           |                    |        |       |      |      |     | .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 | 175  | .00  | .00  | .00  | 100.00 | .00  | .00  | .00 | 45,000 |       |

+--4--+  
4 4  
: B



:A DL17 :B DU4 DL4 DD4 DR4 \* DL39 DD30 DR20 :E DD6 DR20 DU6 DL20 \* DR36 DU23 :C  
DD23 DR14 DU23 DL14 \* :D DR14 DU7 DL14 DD7 \* DU7 \*

A= MA 111  
D= AC 1072

1,680.00 SFR-1.0 STY  
98.00 UTILITY STG-M

B= AC 1053  
E= AC 1052

16.00 STOOP-MAS  
120.00 PORCH-OPEN-MA

C= AC 1031

322.00 CARPORT