

HARDEE VANISE B  
 407 PINECREST DR W  
 L31S5 WESTWOOD 1.00LT  
 .325 AC

Wilson County  
 N2 FOUND YR 2024 3712206936.000  
 407 PINECREST DR W  
 PIN: 3712 20 6936 000  
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 69951855  
 NBHD: 8363 WESTWOOD\_EAST  
 Plat Bk/Pg 10 79 APPR: KRC APPR DT: 3/04/2021  
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1  
 Imp Desc: R1.0 SFR-1.0 STY EYB: 1983 407 PINECREST DR W Exempt Code LAND VALUE 35,000  
 Grade : C C GRADE AYB: 1967 Finished Area: 1,322.00 MISC VALUE 0  
 # of Units 7 Rms 3 Bedrms 2.0 Bathrms HBaths BLDG VALUE 113,304  
 TOTAL VALUE 148,304

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1022 GARAGE-ATT-MAS	100		480	44.65			90.00			19,288
AC 1052 PORCH-OPEN-MAS	100		30	29.10			120.00			1,047
AC 1061 PATIO-CONC	100		60	7.50			78.00			351
AC 1064 DECK-WOOD	100		156	24.95			102.00			3,970
MA 111 SFR-1.0 STY	100		1322	136.00	1.00		103.63			186,317
- AR 10 FORCED AIR HEAT W/ A100	100		1322	.00						0
- EW 18 BRICK VENEER	100		174	35.00						6,090
- FC 48 VINYL/CARPET	100		1322	.00						0
- FN 03 CONT WALL-BRICK	100		174	.00						0
- FP 3 1STY SNGL	100		1	5100.00						5,100
- IF 01 DRYWALL	100		1322	.00						0
- RC 02 COMPOSITION SHINGLE	100		1322	.00						0
- RT 04 HIP ROOF	100		1322	.00						0
RCN... PCT COMPLETE					100	x				222,163
QUAL.. C					100.00	x				222,163
DEPR.. RC					49.00	-		108,859		108,859 T
--ASV...										113,304

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
FIXED RMCNT,AR,GAR PER AUDIT 4'21 WBOR LIST 3/4/21				2879	201	WD	2/16/2021			143,500
	AMOUNT			2453	707	WD	7/25/2011	E		
	AMOUNT			2443	736	WD	4/15/2011			115,000
						@	10/25/1999	@		

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	35,000.00	150	.00	.00	.00	100.00	.00	.00	.00	35,000	

