

BOYD JULIAN  
 416 PINECREST DR W  
 L2S5 WESTWOOD 1.00LT  
 .316 AC

N2 FOUND YR 2024 3712218321.000  
 416 PINECREST DR W  
 PIN: 3712 21 8321 000  
 DISTRICT: 31 C/CIWI-WILSON

Wilson County

ACCOUNT#: 1116140  
 NBHD: 8363 WESTWOOD\_EAST  
 Plat Bk/Pg 10 79 APPR: GRW APPR DT: 2/19/2019  
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1  
 Imp Desc: R1.0 SFR-1.0 STY EYB: 1990 416 PINECREST DR W Exempt Code  
 Grade : C+10 C+10 GRADE AYB: 1960 Finished Area: 1,692.00  
 # of Units 6 Rms 3 Bedrms 2.0 Bathrms HBaths

LAND VALUE 35,000  
 MISC VALUE 2,143  
 BLDG VALUE 180,978  
 TOTAL VALUE 218,121

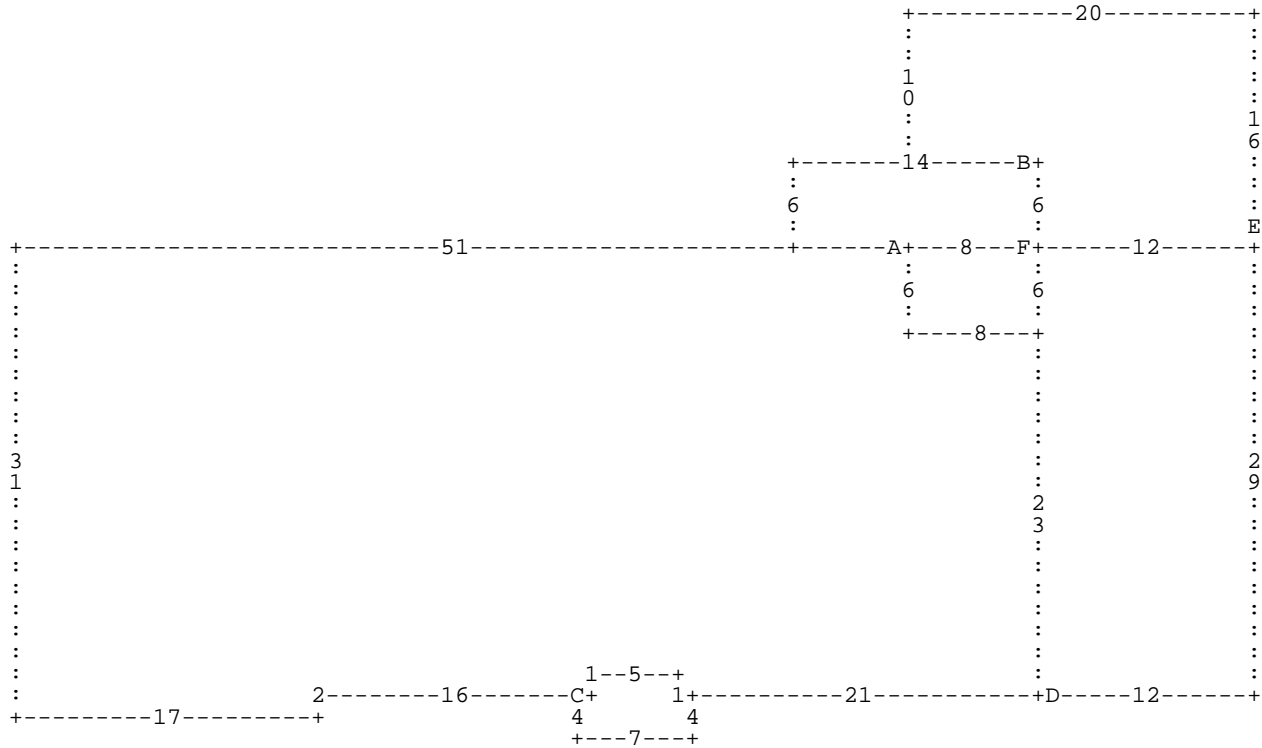
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1021 GARAGE-ATT-FR	100		348	42.55			100.00			14,807
AC 1053 STOOP-MAS	100		33	19.40			120.00			768
AC 1061 PATIO-CONC	100		272	7.50			58.00			1,183
AC 1071 UTILITY STG-FR	100		84	39.45			106.00			3,512
AC 1072 UTILITY STG-MAS	100		48	41.40			88.00			1,748
MA 111 SFR-1.0 STY	100		1692	136.00	1.00		98.75			227,235
- AR 27 ELECTRIC HEAT PUMP	100		1692	.00						0
- EW 03 BRICK/FRAME COMBO	100		182	18.75						3,412
- FC 20 HARDWOOD/CARPET	100		1692	2.00						3,384
- FN 03 CONT WALL-BRICK	100		182	.00						0
- FP 3 1STY SNGL	100		1	5100.00						5,100
- IF 01 DRYWALL	100		1692	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1692	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1692	.00						0
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RCN...			PCT COMPLETE		100	x				261,149
QUAL..	C+10				110.00	x				287,265
DEPR..	RC				37.00	-		106,287		106,287 T
--ASV...										180,978

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			2779	706	WD	4/02/2019			130,000
AMOUNT					@	10/25/1999	@		
AMOUNT			932	529	WD	2/07/1966	X		19,500

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STG-FR 10 X 12	120.00	24.00	1988	2005	MGD	38.00	100			2,143	
							.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	146	.00	.00	.00	100.00	.00	.00	.00	35,000	



:A DL51 DD31 DR17 DU2 DR16 :C DL1 DD4 DR7 DU4 DL1 DU1 DL5 DD1 \* DU1 DR5 DD1 DR21  
 :D DR12 DU29 :E DU16 DL20 DD10 DR8 :B DL14 DD6 DR14 DU6 \* DD6 DR12 \* DL12 :F DL  
 8 DD6 DR8 DU6 \* DD29 \* DU23 DL8 DU6 \*

A= MA 111  
 D= AC 1021

1,692.00 SFR-1.0 STY  
 348.00 GARAGE-ATT-FR

B= AC 1071  
 E= AC 1061

84.00 UTILITY STG-F  
 272.00 PATIO-CONC

C= AC 1053  
 F= AC 1072

33.00 STOOP-MAS  
 48.00 UTILITY STG-M