

RICHARDSON LARRY D JR
 309 FOREST HILLS RD NW
 L30S2 CAVALIER PK 1.00LT
 .375 AC

N2 FOUND YR 2024 **3712593844.000**
 309 FOREST HILLS RD NW
 PIN: 3712 59 3844 000
DISTRICT: 31 C/CIWI-WILSON

Wilson County

ACCOUNT#: 1119372 **PAGE** 1
NBHD: 8321 THORPESHIRE_FARM
 Plat Bk/Pg 10 93 **APPR:** JHB APPR DT: 8/18/2015
EXCD: NOTICE: 82 3/08/2024

Bldg No. 1
 Imp Desc: R2.0 SFR-UPTO 2.0 STY EYB: 1985 309 FOREST HILLS RD NW Exempt Code
 Grade : C+05 C+05 GRADE AYB: 1965 Finished Area: 2,035.00
 # of Units 6 Rms 3 Bedrms 2.0 Bathrms 1 HBaths

LAND VALUE 45,000
MISC VALUE 15,975
BLDG VALUE 142,551
TOTAL VALUE 203,526

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1053 STOOP-MAS	100		36	19.40			120.00			838
AC 1053 STOOP-MAS	100		20	19.40			120.00			465
AC 1053 STOOP-MAS	100		35	19.40			120.00			814
AC 1064 DECK-WOOD	100		214	24.95			100.00			5,339
MA 113 SFR-2.0 STY	100		1183	116.00	1.72		95.50			131,052
MA 113 (UPPER FLOORS)	100		852	116.00	1.72	100.00	95.50			94,384
- AR 10 FORCED AIR HEAT W/ A100			2035	.00						0
- BT HBT HALF BATH	100		1	3667.00						3,667
- EW 18 BRICK VENEER	100		148	35.00						5,180
- FC 48 VINYL/CARPET	100		2035	.00						0
- FN 03 CONT WALL-BRICK	100		148	.00						0
- FP 3 1STY SNGL	100		1	5100.00						5,100
- IF 30 DRYWALL/CUSTOM	100		1183	.00						0
- RC 02 COMPOSITION SHINGLE	100		1183	.00						0
- RT 09 GAMBREL ROOF	100		1183	.00						0

RCN...			PCT COMPLETE		100	x				246,839
QUAL..	C+05				105.00	x				259,182
DEPR..	RC				45.00	-		116,631		116,631 T
--ASV...										142,551

PROPERTY NOTES:
 2008 INFORMAL APPEALS: NBHD CHANGE
 REMEASURED PICS IN SCANS
 REVAL RENOVATION
 RENOVATION INSIDE/08/18/2015/JHB

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			2832	80	WD	4/30/2020			165,000
	AMOUNT		2588	544	WD	9/19/2014			130,000
			2551	344	SWD	10/04/2013	I		
	AMOUNT		2506	514	DL	11/02/2012	P		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1121	GARAGE 024 X 024	576.00	51.50	1975	1975	MAV	65.00	100			10,383	
83 1173	STORAGE 012 X 010	120.00	24.00	1975	1975	MAV	65.00	100			968	
84 1151	PORCH-DET-FR 7 X 12	84.00	41.55	1975	1975	MAV	65.00	100			1,222	
85 1173	STG-FR 14 X 22	308.00	24.00	1975	1975	MAV	65.00	100			2,329	

#	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	150	.00	.00	.00	100.00	.00	.00	.00	45,000	

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TYPE/CODE/DESCRIPTION PCT %CMP UNITS RATE STR# STR% SIZ% HGT% PER% COST

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			2318	466	WD	5/30/2008			140,000
AMOUNT					@	10/25/1999	@		
AMOUNT			965	447	WD	4/21/1966	X		24,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
86 1173	STG-FR 7 X 19	133.00	24.00	1975	1975	MAV	65.00	100			1,073	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
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