

DUNCAN LARRY F
4712 WINTHORP CT NW
L48PH3S1 THE VILLAGE 1LT
.320 AC

Wilson County
N2 FOUND YR 2024 3713091133.000
4712 WINTHORP CT NW
PIN: 3713 09 1133 000
DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 69955312
NBHD: 8345 VILLAGE
Plat Bk/Pg 30 202
EXCD: APPR: REV APPR DT: 12/08/2014
NOTICE: 82 3/08/2024

PAGE 1

Bldg No. 1 THE VILLAGE SUBD
Imp Desc: R1.0 SFR-1.0 STY EYB: 2007 4712 WINTHORP CT NW
Grade : C+10 C+10 GRADE AYB: 2002 Finished Area: 1,404.00
of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths
LAND VALUE 40,000
MISC VALUE 0
BLDG VALUE 214,046
TOTAL VALUE 254,046

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1052 PORCH-OPEN-MAS	100		90	29.10			104.00			2,723
AC 1052 PORCH-OPEN-MAS	100		16	29.10			120.00			558
AC 1064 DECK-WOOD	100		192	24.95			100.00			4,790
AC 1071 UTILITY STG-FR	100		30	39.45			120.00			1,420
MA 111 SFR-1.0 STY	100		1404	136.00	1.00		102.19			195,125
- AR 10 FORCED AIR HEAT W/ A100	100		1404	.00						0
- EW 02 VINYL SIDING	100		160	.00						0
- FC 48 VINYL/CARPET	100		1404	.00						0
- FN 02 CONT WALL-CONC BLOCK100	100		160	.00						0
- FP 2 PREFAB	100		1	3500.00						3,500
- IF 30 DRYWALL/CUSTOM	100		1404	.00						0
- RC 07 WOOD SHAKES/3D-SHING100	100		1404	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1404	.00						0

RCN...	PCT COMPLETE	100	X	208,116	
QUAL..	C+10	110.00	X	228,927	
DEPR..	RC	15.00	-	34,339	T
--ASV...	MKT 8345 VILLAGE	110.00	X	214,046	

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES PRICE
PERMIT CODE: N MO/YR: 102002 NOTE: 67945				2155	622	WD	1/31/2006	X	131,500
	AMOUNT			1937	559	WD	2/28/2003		119,500
				1912	44	DR	10/25/2002	A	48,000
	AMOUNT			1856	465	WD	12/28/2001	X	

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	SR6	LT 0100	1.000	40,000.00		.00	.00	.00	100.00	.00	.00	.00	40,000	

