

FISHER PHILLIP GREY
 4709 WINTHROP CT NW
 L45PH3S1 THE VILLAGE 1LT
 .180 AC

Wilson County
 N2 FOUND YR 2024 3713093140.000
 4709 WINTHROP CT NW
 PIN: 3713 09 3140 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1114444
 NBHD: 8345 VILLAGE
 Plat Bk/Pg 30 202
 EXCD: NOTICE: 82 3/08/2024
 APPR: JHB APPR DT: 2/07/2016

Bldg No. 1 THE VILLAGE SUBD
 Imp Desc: R1.0 SFR-1.0 STY
 Grade : C C GRADE
 # of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths
 EYB: 2007 4709 WINTHROP CT NW
 AYB: 2002 Finished Area: 1,318.00
 Exempt Code
 LAND VALUE 36,000
 MISC VALUE 3,552
 BLDG VALUE 185,643
 TOTAL VALUE 225,195

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1052 PORCH-OPEN-MAS	100		102	29.10			104.00			3,086
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		1318	136.00	1.00		103.63			185,753
- AR 10 FORCED AIR HEAT W/ A100			1318	.00						0
- EW 02 VINYL SIDING	100		158	.00						0
- FC 48 VINYL/CARPET	100		1318	.00						0
- FN 02 CONT WALL-CONC BLOCK100			158	.00						0
- FP 2 PREFAB	100		1	3500.00						3,500
- IF 30 DRYWALL/CUSTOM	100		1318	.00						0
- RC 07 WOOD SHAKES/3D-SHING100			1318	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1318	.00						0

RCN... PCT COMPLETE 100 x 198,549
 QUAL.. C 100.00 x 198,549
 DEPR.. RC 15.00 - 29,782 T
 --ASV... MKT 8345 VILLAGE 110.00 x 185,643

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
ADDED STG/02/07/2016/JHB			2760	576	WD	10/15/2018			144,000
AMOUNT			1973	866	WD	7/21/2003			117,000
AMOUNT			1945	631	DR	4/02/2003	A		142,500
			1856	465	WD	12/28/2001	A		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STG-FR 12 X 16	192.00	24.00	2015	2015	MAV	18.00	100			3,552	
							.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	90.00	.00	.00	90.00	36,000	

