

HESTER NICOLE
3502 B CHRISTOPHER DR NW
LBPH4 THE PINES 1.00LT
.038 AC

Wilson County
YR 2024 3713133625.000
3502 B CHRISTOPHER DR NW
PIN: 3713 13 3625 000
DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1123513
NBHD: 8314 THE PINES
Plat Bk/Pg 17 129
EXCD: APPR: KRC APPR DT: 8/12/2021
NOTICE: 82 3/08/2024

PAGE 1

Bldg No. 1
Imp Desc: 0903 SFR-TOWNHOUSE
Grade : C+05 C+05 GRADE
of Units 1 6 Rms 3 Bedrms 2.0 Bathrms HBaths
EYB: 1995 3502 B CHRISTOPHER DR NW
AYB: 1984 Finished Area: 1,580.00
Exempt Code
LAND VALUE 25,000
MISC VALUE 0
BLDG VALUE 138,332
TOTAL VALUE 163,332

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2051 PORCH-OPEN-FR	100		25	38.80			120.00			1,164
AC 2061 PATIO-CONC	100		195	7.50			60.00			877
AC 2064 DECK-WOOD	100		24	24.95		100.00	120.00			718
AC 2071 UTILITY STG-FR	100		32	28.50			120.00			1,094
MA 221 SFR-TOWNHOUSE	100		898	112.00	1.76		100.00			100,576
MA 221 (UPPER FLOORS)	100		682	112.00	1.76	100.00	100.00			76,384
- AR 27 ELECTRIC HEAT PUMP	100		1580	.00						0
- EW 27 BOARD AND BATTEN	100		142	13.50-						1,917-
- FC 20 HARDWOOD/CARPET	100		1580	2.00						3,160
- FN 02 CONT WALL-CONC BLOCK	100		142	.00						0
- FP 2 PREFAB	100		1	3500.00						3,500
- FT 01 WOOD FRAME	100		898	.00						0
- IF 30 DRYWALL/CUSTOM	100		898	.00						0
- RC 02 COMPOSITION SHINGLE	100		898	.00						0
- RT 03 DOUBLE PITCH ROOF	100		898	.00						0
RCN...					100	X				185,556
QUAL..					105.00	X				194,833
DEPR.. RC					29.00	-		56,501		56,501 T
--ASV...										138,332

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES PRICE
RENOVATION N 06				2912	372	WD	8/06/2021		125,000
FIXED AR,BT,FC,IF, PER AUDIT 4'22 WBOR LISTING				2694	745	WD	4/06/2017		78,500
				2532	474	WD	5/17/2013		82,500
				2310	555	WD	4/17/2008		87,000

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	GR6	LT 0309	1.000	25,000.00	90	.00	.00	.00	100.00	.00	.00	.00	25,000	

