

3DSR PROPERTIES LLC
 3403 B CHRISTOPHER DR NW
 L3S1PH1 THE PINES 1.00LT
 .034 AC

Wilson County
 YR 2024 3713134206.000
 3403 B CHRISTOPHER DR NW
 PIN: 3713 13 4206 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1123876
 NBHD: 8314 THE PINES
 Plat Bk/Pg 16 45
 EXCD: NOTICE: 82 3/08/2024
 APPR: KRC APPR DT: 5/12/2022
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Bldg No. 1
 Imp Desc: 0903 SFR-TOWNHOUSE
 Grade : C C GRADE
 # of Units 1 4 Rms 2 Bedrms 2.0 Bathrms 1 HBaths
 EYB: 2001 3403 B CHRISTOPHER DR NW
 AYB: 1981 Finished Area: 1,182.00
 Exempt Code
 LAND VALUE 25,000
 MISC VALUE 0
 BLDG VALUE 118,182
 TOTAL VALUE 143,182

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2053 STOOP-MAS	100		12	19.40			120.00			279
AC 2061 PATIO-CONC	100		210	7.50			58.00			913
AC 2071 UTILITY STG-FR	100		36	28.50			120.00			1,231
MA 221 SFR-TOWNHOUSE	100		588	112.00	2.01		105.50			69,478
MA 221 (UPPER FLOORS)	100		594	112.00	2.01	100.00	105.50			70,187
- AR 27 ELECTRIC HEAT PUMP	100		1182	.00						0
- BT HBT HALF BATH	100		1	3667.00						3,667
- EW 27 BOARD AND BATTEN	100		106	13.50-						1,431-
- FC 52 LAMINATE/CARPET	100		1182	1.50						1,773
- FN 02 CONT WALL-CONC BLOCK	100		106	.00						0
- FP 2 PREFAB	100		1	3500.00						3,500
- FT 01 WOOD FRAME	100		588	.00						0
- IF 01 DRYWALL	100		588	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		588	.00						0
- RT 03 DOUBLE PITCH ROOF	100		588	.00						0

RCN...			PCT COMPLETE		100	x				149,597
QUAL..	C				100.00	x				149,597
DEPR..	RC				21.00	-		31,415		31,415 T
--ASV...										118,182

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
UPDATED FC,EYB PER AUDIT 4'23 WBOR LISTING				3042	834	WD	12/07/2023			145,000
	AMOUNT			2962	314	WD	5/09/2022			130,000
				2719	552	WD	10/20/2017	C		
	AMOUNT			2710	705	WD	8/11/2017	C		

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		.00	.00	.00	100.00	.00	.00	.00	25,000	

