

SEIDI GHAMDAN
 2411 RUNNYMEADE RD NW
 BK-C L3S2 THORPS FM 1LT
 .547 AC

N2 FOUND YR 2024 **3713417828.000**
 2411 RUNNYMEADE RD NW
 PIN: 3713 41 7828 000
DISTRICT: 31 C/CIWI-WILSON

Wilson County

ACCOUNT#: 1123582 **PAGE** 1
NBHD: 8321 THORPSHIRE_FARM
 Plat Bk/Pg 11 28 **APPR:** KRC APPR DT: 8/19/2021
EXCD: NOTICE: 82 3/08/2024

Bldg No. 1 CK 4 COMPL N 07 Exempt Code
 Imp Desc: R2.0 SFR-UPTO 2.0 STY EYB: 1990 2411 RUNNYMEADE RD NW
 Grade : B-05 B-05 GRADE AYB: 1977 Finished Area: 3,488.00
 # of Units 10 Rms 4 Bedrms 4.0 Bathrms 1 HBaths

LAND VALUE 45,000
MISC VALUE 0
BLDG VALUE 367,737
TOTAL VALUE 412,737

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1031 CARPORT	100		675	27.90		100.00	90.00			16,949
AC 1052 PORCH-OPEN-MAS	100		324	29.10			97.00			9,145
AC 1053 STOOP-MAS	100		45	19.40			110.00			960
AC 1053 STOOP-MAS	100		411	19.40		100.00	94.00			7,495
AC 1054 PORCH-SCR-MAS	100		168	45.80		100.00	102.00			7,848
AC 1071 UTILITY STG-FR	100		275	39.45		100.00	97.00			10,523
MA 113 SFR-2.0 STY	100		2040	116.00	1.71		87.19			206,325
MA 113 (UPPER FLOORS)	100		1448	116.00	1.71	100.00	87.19			146,450
- AR 10 FORCED AIR HEAT W/ A100			3488	.00						0
- BT BT FULL BATH			2	5500.00						11,000
- BT HBT HALF BATH	100		1	3667.00						3,667
- EW 18 BRICK VENEER	100		202	35.00						7,070
- FC 20 HARDWOOD/CARPET	100		3488	2.00						6,976
- FN 03 CONT WALL-BRICK	100		202	.00						0
- FP 4 2STY SNGL/1STY DBL	100		2	8125.00						16,250
- IF 48 CUSTOM INTERIOR	100		2040	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		2040	.00						0
- RT 03 DOUBLE PITCH ROOF	100		2040	.00						0

RCN... PCT COMPLETE 100 x 450,658
 QUAL.. B-05 120.00 x 540,790
 DEPR.. RB 32.00 - 173,053 T
 --ASV... 173,053 T
 367,737

PROPERTY NOTES:
 GUEST ROOM WITH BATH OVER SEIMI DETACHED CARPORT
 ADDED 2 BATHS FIXED RMCNT PER AUDIT 4'22 WBOR LISTING
 PERMIT CODE: A MO/YR: 072006 NOTE: 200000

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			2913	948	WD	8/16/2021			375,000
AMOUNT			2015CD	0	CDTH	5/16/2015	E		
					@	10/25/1999	@		
AMOUNT			1128	167	WD	9/01/1976	X		17,000

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	SR4	LT 0100	1.000	45,000.00	197	.00	.00	.00	100.00	.00	.00	.00	45,000	

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+----25-----+
1          1
1          1
+G-----25-----+
:          :
:          :
:          :
2          2
7          7
:          :
:          :
:          :
+F-12-+5-----+
:          :
:          +-----23-----3
:          1          +----15---+
3          2          9
4          :          E
:          +-----32-----+---12---+
:          1          :          1
:          4          1          4
:          C          4          D
+-10-+          +---12---+
A          :
:          :
:          :
2          :
7          3
:          1
:          :
:          :
+----18-----+
44-B5++-----27-----+
5      5
+-7-+

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:A DD27 DR18 DD4 DR4 DU2 :B DD2 DL1 DD5 DR7 DU5 DL1 DU2 DL5 * DR5 DD2 DR27 DU31
:D DU14 :E DU9 DL15 DU3 DL23 DD12 DR38 * DL12 DD14 DR12 * DL12 DU14 DL32 DD14 :C
DU14 DR6 DU20 DL12 :F DR25 DU27 DL25 :G DR25 DU11 DL25 DD11 * DD27 * DD34 DR6 *
DL10 *

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A= MA 113	2,040.00 SFR-2.0 STY	B= AC 1053	45.00 STOOP-MAS	C= AC 1052	324.00 PORCH-OPEN-MA
D= AC 1054	168.00 PORCH-SCR-MAS	E= AC 1053	411.00 STOOP-MAS	F= AC 1031	675.00 CARPORT
G= AC 1071	275.00 UTILITY STG-F				