

RUFFIN INVESTMENT PROPERTIES N2 FOUND YR 2024 3713425602.000
 2508 CANAL DR NW 2508 CANAL DR NW
 L28 CHESTNUT HILLS 1.00LT PIN: 3713 42 5602 000
 .329 AC DISTRICT: 31 C/CIWI-WILSON

Wilson County

ACCOUNT#: 1103471 PAGE 1
 NBHD: 8065 CHESTNUT_HILLS
 Plat Bk/Pg 11 23 APPR: REV APPR DT: 9/09/2014
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1
 Imp Desc: R1.0 SFR-1.0 STY EYB: 1980 2508 CANAL DR NW Exempt Code LAND VALUE 40,000
 Grade : C+05 C+05 GRADE AYB: 1971 Finished Area: 1,752.00 MISC VALUE 2,565
 # of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths BLDG VALUE 120,563
 TOTAL VALUE 163,128

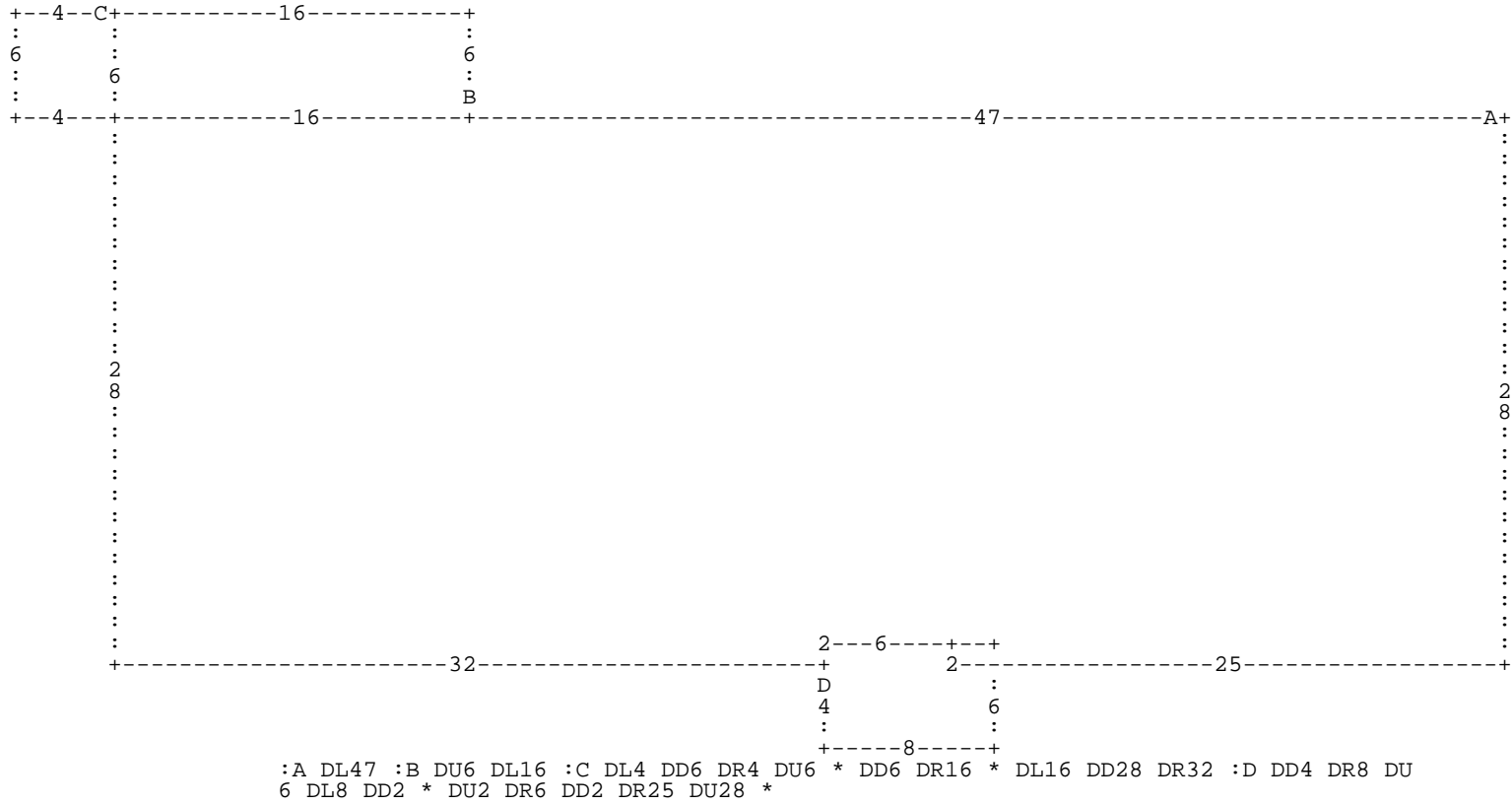
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1051 PORCH-OPEN-FR	100		96	38.80			104.00			3,873
AC 1053 STOOP-MAS	100		48	19.40			110.00			1,024
AC 1064 DECK-WOOD	100		24	24.95			120.00			718
MA 111 SFR-1.0 STY	100		1752	136.00	1.00		98.00			233,506
- AR 10 FORCED AIR HEAT W/ A100			1752	.00						0
- EW 31 BRICK/VINYL COMBO	100		186	18.75						3,487
- FC 20 HARDWOOD/CARPET	100		1752	2.00						3,504
- FN 03 CONT WALL-BRICK	100		186	.00						0
- FP 2 PREFAB	100		1	3500.00						3,500
- IF 01 DRYWALL	100		1752	.00						0
- RC 02 COMPOSITION SHINGLE	100		1752	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1752	.00						0
RCN...			PCT COMPLETE		100	x				249,612
QUAL..	C+05				105.00	x				262,093
DEPR.. RC					54.00	-		141,530		141,530 T
--ASV...										120,563

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			2636	728	WD	11/25/2015	X	82,500	
AMOUNT					@	10/25/1999	@		
			1334	352	WD	8/28/1987		60,000	
AMOUNT			1059	121	WD	5/10/1971	X	23,000	

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STORAGE 012 X 016	192.00	24.00	1971	1974	MAV	65.00	100			1,516	
82 1133	CARPORT 020 X 020	400.00	5.80	1993	1993	MAV	65.00	100			812	
83 1142	LEAN-TO 8 X 16	128.00	4.80	1993	1993	MAV	65.00	100			237	
								.00				

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	SR4	LT 0100	1.000	40,000.00	150	.00	.00	.00	100.00	.00	.00	.00	40,000	



A= MA 111
D= AC 1053

1,752.00 SFR-1.0 STY
 48.00 STOOP-MAS

B= AC 1051

96.00 PORCH-OPEN-FR

C= AC 1064

24.00 DECK-WOOD