

BEDNAR ROBERT E JR  
 2503 STEDMAN DR NW  
 L24 BRANDONS RUN 1.00LT  
 .294 AC

Wilson County  
 YR 2024 3713540705.000  
 2503 STEDMAN DR NW  
 PIN: 3713 54 0705 000  
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1099579  
 NBHD: 8034 BRANDONS\_RUN  
 Plat Bk/Pg 26 252 APPR: REV APPR DT: 9/16/2014  
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1  
 Imp Desc: R1.0 SFR-1.0 STY EYB: 2002 2503 STEDMAN DR NW Exempt Code  
 Grade : C+05 C+05 GRADE AYB: 2002 Finished Area: 1,201.00  
 # of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths

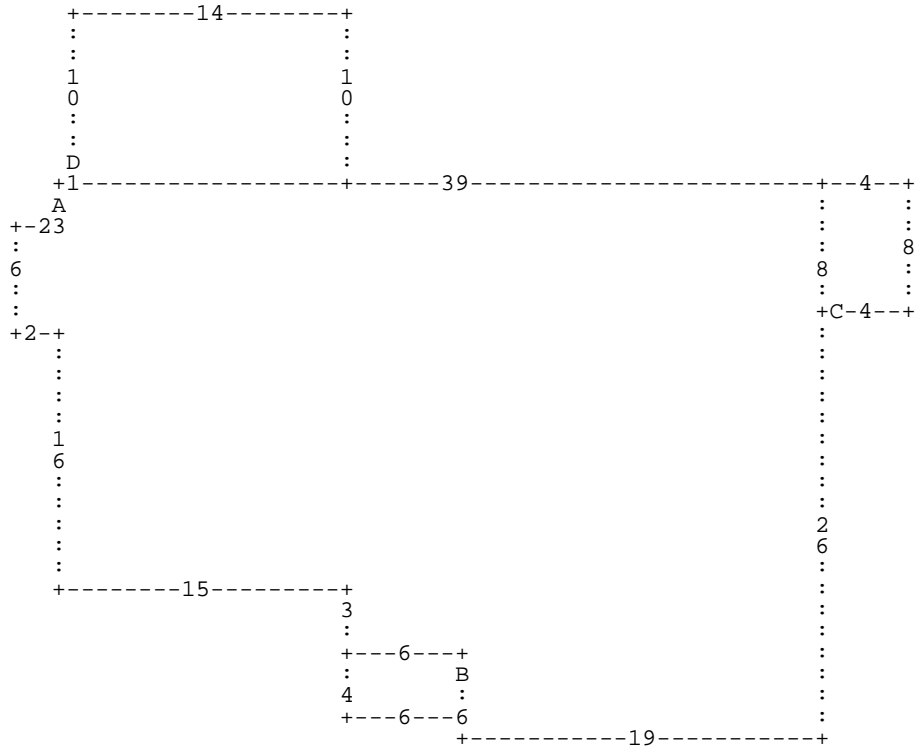
LAND VALUE 44,000  
 MISC VALUE 352  
 BLDG VALUE 160,945  
 TOTAL VALUE 205,297

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1051 PORCH-OPEN-FR	100		24	38.80			120.00			1,117
AC 1064 DECK-WOOD	100		140	24.95			102.00			3,562
AC 1071 UTILITY STG-FR	100		32	39.45			120.00			1,514
MA 111 SFR-1.0 STY	100		1201	136.00	1.00		105.12			171,698
- AR 10 FORCED AIR HEAT W/ A100			1201	.00						0
- EW 02 VINYL SIDING	100		152	.00						0
- FC 0608 CARPET/CERAMIC TILE	100		1201	8.50						10,208
- FN 03 CONT WALL-BRICK	100		152	.00						0
- FP 2 PREFAB	100		1	3500.00						3,500
- IF 30 DRYWALL/CUSTOM	100		1201	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1201	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1201	.00						0
RCN...					100	x				191,599
QUAL..	C+05				105.00	x				201,180
DEPR.. RC					20.00	-		40,235		40,235 T
--ASV...										160,945

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
HVAC REPLACED 4'21 PER LISTING NVC				2536	926	WD	6/20/2013	F	50,000	
PERMIT CODE: N MO/YR: 072002 NOTE: 58322				1935	656	WD	2/21/2003		96,000	
PERMIT CODE: N MO/YR: 061999 NOTE: 55227				1885	406	WD	6/19/2002	X	19,500	
PERMIT CODE: MO/YR: NOTE: NEW HSE						@	10/25/1999	@		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STG-FR 10 X 8	80.00	24.00	2004	2004	MFR	75.00	100			352	
							.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	110.00	.00	.00	110.00	44,000	



:A DD3 DL2 DD6 DR2 DD16 DR15 DD3 DR6 :B DD4 DL6 DU4 DR6 \* DD6 DR19 DU26 :C DR4 D  
U8 DL4 DD8 \* DU8 DL39 :D DU10 DR14 DD10 DL14 \* DL1 \*

A= MA 111  
D= AC 1064

1,201.00 SFR-1.0 STY  
140.00 DECK-WOOD

B= AC 1051

24.00 PORCH-OPEN-FR

C= AC 1071

32.00 UTILITY STG-F