

ELLEFSON HANS  
 216 FOREST HILLS RD NW  
 L10S1 THORPSHIR FM 1.00LT  
 .406 AC

Wilson County  
 YR 2024 3713600042.000  
 216 FOREST HILLS RD NW  
 PIN: 3713 60 0042 000  
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1121170  
 NBHD: 8321 THORPSHIRE\_FARM  
 Plat Bk/Pg 8 105 APPR: KRC APPR DT: 3/13/2019  
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1  
 Imp Desc: R2.0 SFR-UPTO 2.0 STY EYB: 1983 216 FOREST HILLS RD NW Exempt Code  
 Grade : B-10 B-10 GRADE AYB: 1963 Finished Area: 2,415.00  
 # of Units 7 Rms 4 Bedrms 3.0 Bathrms HBaths

LAND VALUE 45,000  
 MISC VALUE 1,625  
 BLDG VALUE 199,382  
 TOTAL VALUE 246,007

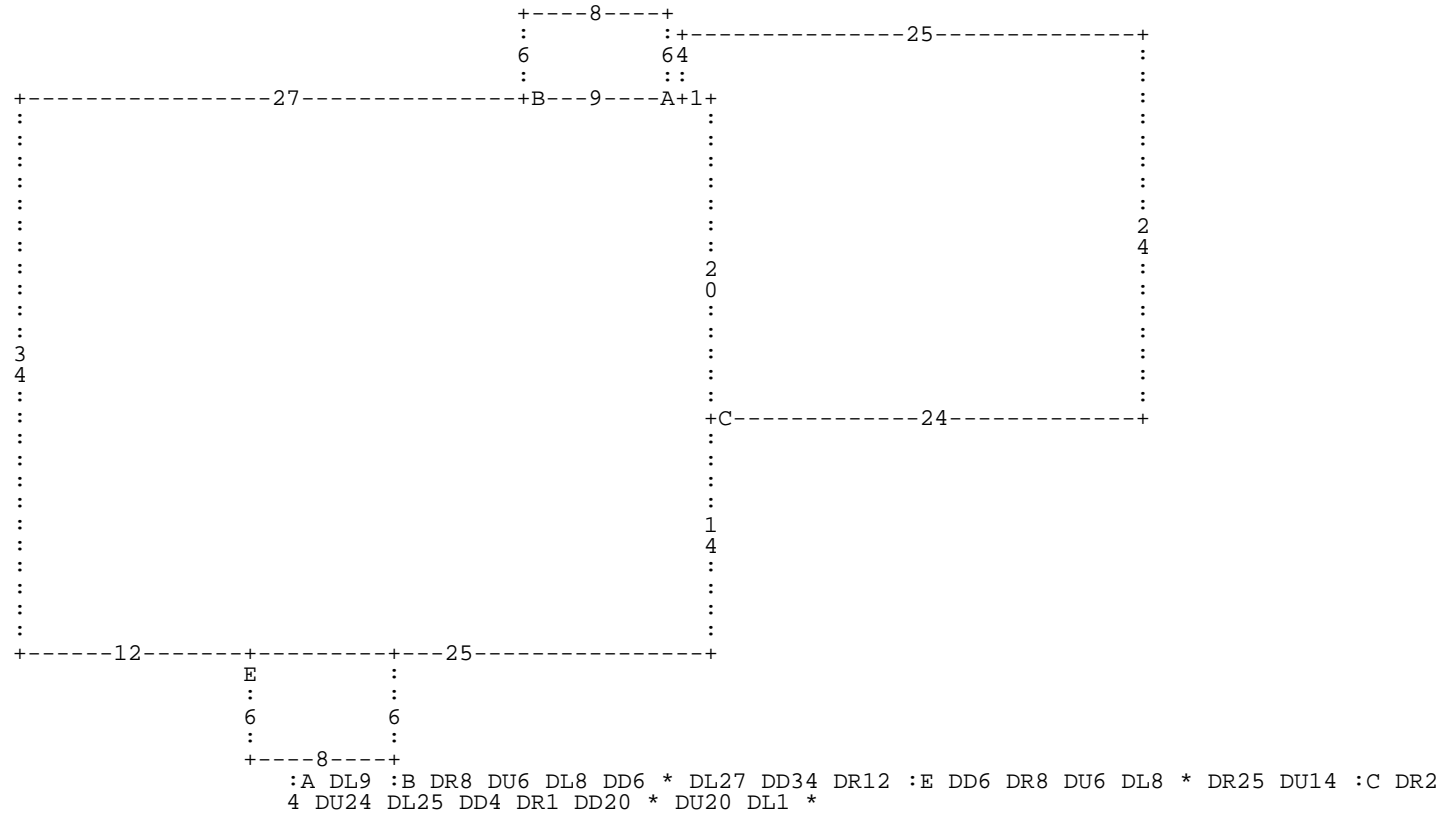
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1021 GARAGE-ATT-FR	100		580	42.55			90.00			22,211
AC 1053 STOOP-MAS	100		48	19.40			110.00			1,024
AC 1053 STOOP-MAS	100		48	19.40			110.00			1,024
MA 113 SFR-2.0 STY	100		1258	116.00	1.92		92.38			134,807
MA 113 (UPPER FLOORS)	100		1157	116.00	1.92	100.00	92.38			123,984
- AR 10 FORCED AIR HEAT W/ A100			2415	.00						0
- BT BT FULL BATH	100		1	5500.00						5,500
- EW 31 BRICK/VINYL COMBO	100		142	18.75						2,662
- FC 20 HARDWOOD/CARPET	100		2415	2.00						4,830
- FN 03 CONT WALL-BRICK	100		142	.00						0
- FP 4 2STY SNGL/1STY DBL	100		1	8125.00						8,125
- IF 30 DRYWALL/CUSTOM	100		1258	.00						0
- RC 02 COMPOSITION SHINGLE	100		1258	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1258	.00						0
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RCN...			PCT COMPLETE		100	x				304,167
QUAL..	B-10				115.00	x				349,792
DEPR.. RB					43.00	-		150,410		150,410 T
--ASV...										199,382

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			2871	376	WD	12/30/2020			215,000
AMOUNT			2706	849	WD	7/11/2017			82,500
AMOUNT			1238	614	@	10/25/1999 @			87,000
					WD	7/01/1983			

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STG-FR 10 X 16	160.00	24.00	2000	2000	MAV	55.00	100			1,625	
							.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	175	.00	.00	.00	100.00	.00	.00	.00	45,000	



**A=** MA 113  
**E=** AC 1053

1,258.00 SFR-2.0 STY  
 48.00 STOOP-MAS

**B=** AC 1053

48.00 STOOP-MAS

**C=** AC 1021

580.00 GARAGE-ATT-FR