

SIPNAYAN MATH CENTER AND  
 2302 CEDAR RUN PL NW  
 L12L13 C R OFF PK 1.00LT  
 1.239 AC

N2 FOUND YR 2024 **3713613991.000**  
 2302 CEDAR RUN PL NW  
 PIN: 3713 61 3991 000  
**DISTRICT:** 31 C/CIWI-WILSON

Wilson County

**ACCOUNT#:** 1122044 **PAGE** 1  
**NBHD:** 8199 NASH\_OR-2  
 Plat Bk/Pg 18 44 **APPR:** KRC APPR DT: 7/21/2021  
**EXCD:** NOTICE: 82 3/08/2024

Bldg No. 1 NEW CREATION CHILD CARE Exempt Code  
 Imp Desc: 3104 DAY CARE CENTER EYB: 2004 2302 CEDAR RUN PL NW  
 Grade : C+05 C+05 GRADE AYB: 1990 Finished Area: 7,104.00  
 # of Units Rms Bedrms Bathrms HBaths  
**LAND VALUE** 175,500  
**MISC VALUE** 16,787  
**BLDG VALUE** 354,648  
**TOTAL VALUE** 546,935

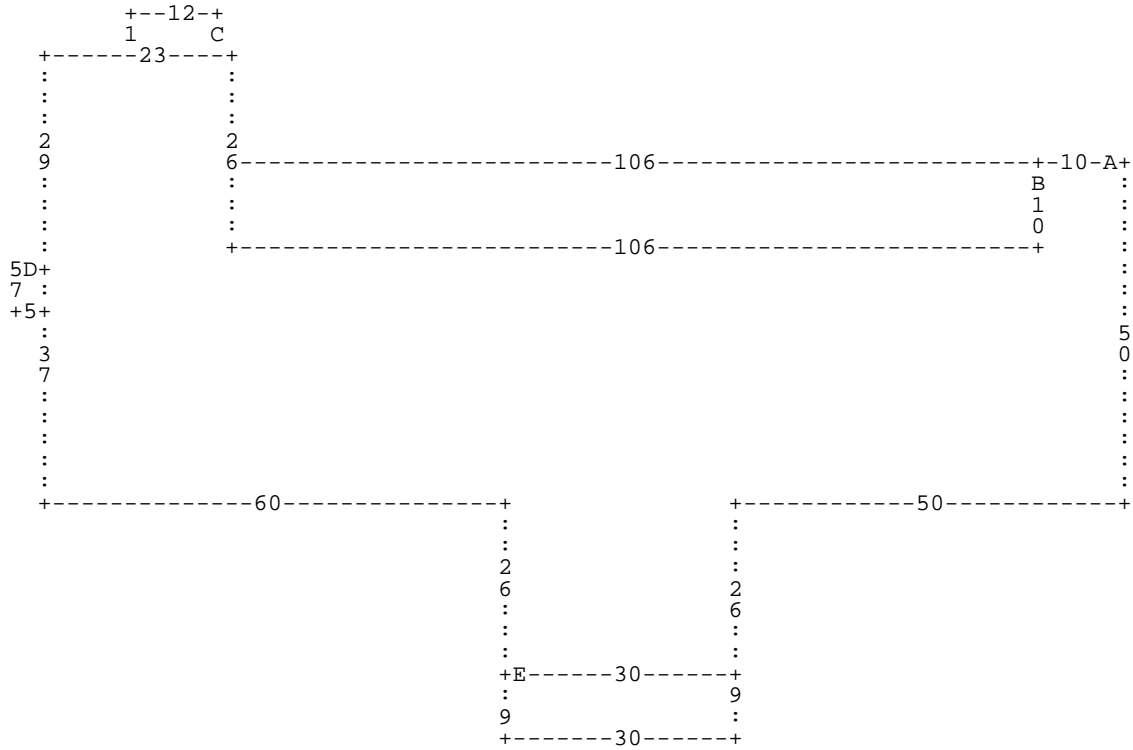
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2051 PORCH-OPEN-FR	100		1060	38.80			90.00			37,015
AC 2051 PORCH-OPEN-FR	100		35	38.80			120.00			1,629
AC 2051 PORCH-OPEN-FR	100		270	38.80			97.00			10,161
AC 2071 UTILITY STG-FR	100		120	28.50			104.00			3,556
MA 247 DAYCARE CENTER	100		7104	90.00	1.00		106.00	100.00		677,721
- AR 27 ELECTRIC HEAT PUMP	100		7104	.00						0
- EW 02 VINYL SIDING	100		484	.00						0
- FC 25 ASPHALT TILE/CARPET	100		7104	1.25-						8,880-
- FN 06 SPREAD FOOTING	100		484	5.30-						2,565-
- FT 01 WOOD FRAME	100		7104	.00						0
- IF 01 DRYWALL	100		7104	.00						0
- RC 02 COMPOSITION SHINGLE	100		7104	.00						0
- RS 04 WOOD TRUSS	100		7104	.00						0
- RT 04 HIP ROOF	100		7104	.00						0
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RCN...			PCT COMPLETE		100	x				718,637
QUAL..		C+05			105.00	x				754,568
DEPR..	C30				53.00	-		399,920		399,920 T
--ASV...										354,648

PROPERTY NOTES:  
 INT/EXT UPFIT NVC 4'22  
 PERMIT CODE: A MO/YR: 011997 NOTE: 1500

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
BP20210844R		4/06/2021	2887	485	SWD	3/30/2021			550,000
AMOUNT		6,000	2679	638	WD	12/02/2016			600,000
BP00101233A		6/04/2010			@	10/25/1999			
AMOUNT		5,000	1653	791	WD	1/07/1998			C

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1195	ASP PAVING	8,525.00	5.00	1990	1990	MAV	65.00	100			13,427	
82 1192	WOOD FENCE 400'	400.00	24.00	1990	1990	MAV	65.00	100			3,360	
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	RMX	SF 0431	54,000.000	3.25	271	.00	.00	.00	100.00	.00	.00	.00	175,500	



:A DL10 :B DD10 DL106 DU10 DR106 \* DD10 DL106 DU26 DL1 :C DU10 DL12 DD10 DR12 \*  
DL23 DD29 :D DL5 DD7 DR5 DU7 \* DD37 DR60 DD26 :E DR30 DD9 DL30 DU9 \* DR30 DU26 D  
R50 DU50 \*

**A=** MA 247  
**D=** AC 2051

7,104.00 DAYCARE CENTE  
35.00 PORCH-OPEN-FR

**B=** AC 2051  
**E=** AC 2051

1,060.00 PORCH-OPEN-FR  
270.00 PORCH-OPEN-FR

**C=** AC 2071

120.00 UTILITY STG-F