

KENT BRENDA W
3900 LITTLE JOHN DR N
BK-B L12S2 SHERWD FRST1LT
.653 AC

Wilson County
N2 FOUND YR 2024 3713993517.000
3900 LITTLE JOHN DR N
PIN: 3713 99 3517 000
DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1130390
NBHD: 8272 SHERWOOD_FOREST
Plat Bk/Pg 13 49 APPR: KRC APPR DT: 4/26/2023
EXCD: NOTICE: 82 3/08/2024

PAGE 1

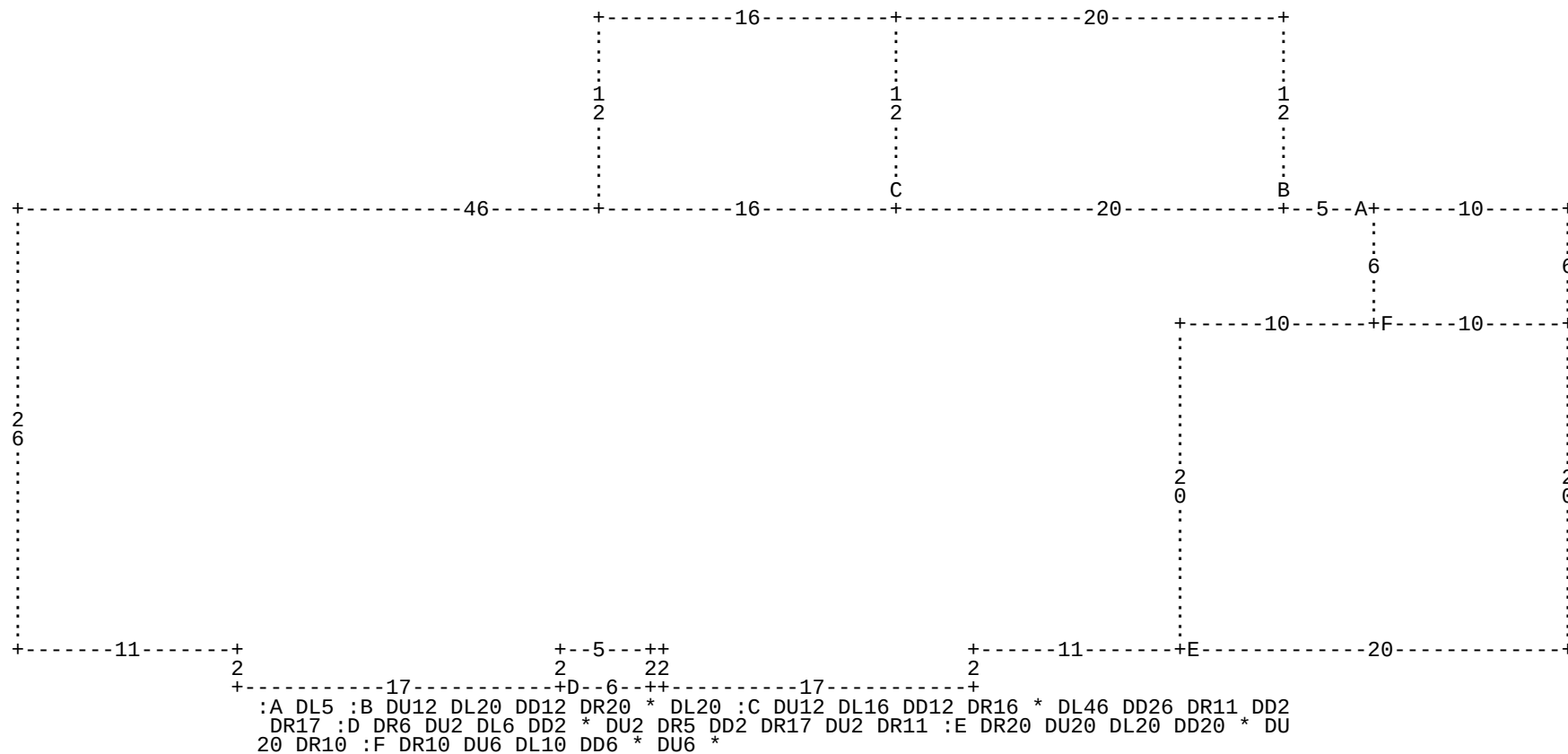
Bldg No. 1
Imp Desc: R1.0 SFR-1.0 STY
Grade : C+10 C+10 GRADE
of Units 6 Rms 3 Bedrms 2.0 Bathrms HBaths
EYB: 2004 3900 LITTLE JOHN DR N
AYB: 1984 Finished Area: 1,906.00
Exempt Code
LAND VALUE 44,000
MISC VALUE 1,516
BLDG VALUE 270,976
TOTAL VALUE 316,492

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1022 GARAGE-ATT-MAS	100		400	44.65			100.00			17,860
AC 1052 PORCH-OPEN-MAS	100		12	29.10			120.00			419
AC 1064 DECK-WOOD	100		240	24.95			100.00			5,988
AC 1072 UTILITY STG-MAS	100		60	41.40			106.00			2,633
MA 111 SFR-1.0 STY	100		1714	136.00	1.00		98.50			229,607
- AR 14 GAS PACK	100		1714	.00						0
- EW 18 BRICK VENEER	100		202	35.00						7,070
- FC 03 HARDWOOD	100		1714	4.35						7,455
- FN 03 CONT WALL-BRICK	100		202	.00						0
- FP 3 1STY SNGL	100		1	5100.00						5,100
- IF 01 DRYWALL	100		1714	.00						0
- RC 02 COMPOSITION SHINGLE	100		1714	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1714	.00						0
MA 191 SFR-ADDT FR	100		192	102.00	1.00		124.00			24,284
RCN...			PCT COMPLETE		100	X				300,416
QUAL..		C+10			110.00	X				330,458
DEPR.. RC					18.00	-		59,482		59,482 T
--ASV...										270,976

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES PRICE
SUNROOM TO ADDITION RAISE EYB PER AUDIT 4'24 WBOR LISTING				3013	506	WD	4/24/2023		300,000
	AMOUNT			3001	835	WD	1/25/2023		159,000
	AMOUNT			2265	267	WD	8/01/2007		161,000
				2006	IOC	IOC	12/31/2006	X	

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STG-FR 12 X 16	192.00	24.00	1984	1987	MAV	65.00	100			1,516	
							.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	40,000.00		.00	.00	.00	110.00	.00	.00	110.00	44,000	



A= MA 111
D= AC 1052

1,714.00 SFR-1.0 STY
12.00 PORCH-OPEN-MA

B= AC 1064
E= AC 1022

240.00 DECK-WOOD
400.00 GARAGE-ATT-MA

C= MA 191
F= AC 1072

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192.00 SFR-ADDT FR
 60.00 UTILITY STG-M

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