

K & T LLC
 4601 A ROCHESTER CT NW
 L9APH4 THE VILLAGE 1LT
 .210 AC

Wilson County
 YR 2024 3714008179.000
 4601 A ROCHESTER CT NW
 PIN: 3714 00 8179 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1126849
 NBHD: 8345 VILLAGE
 Plat Bk/Pg 31 141
 EXCD: NOTICE: 82 3/08/2024
 APPR: KRC APPR DT: 6/16/2023
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Bldg No. 1
 Imp Desc: 0903 SFR-TOWNHOUSE
 Grade : C+10 C+10 GRADE
 # of Units 4 Rms 2 Bedrms 2.0 Bathrms HBaths
 EYB: 2006 4601 A ROCHESTER CT NW
 AYB: 2001 Finished Area: 965.00
 Exempt Code
 LAND VALUE 40,000
 MISC VALUE 0
 BLDG VALUE 126,737
 TOTAL VALUE 166,737

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2052 PORCH-OPEN-MAS	100		56	29.10			106.00			1,727
AC 2061 PATIO-CONC	100		80	7.50			70.00			420
AC 2071 UTILITY STG-FR	100		32	28.50			120.00			1,094
MA 221 SFR-TOWNHOUSE	100		965	112.00	1.00		109.81			118,682
- AR 27 ELECTRIC HEAT PUMP	100		965	.00						0
- EW 02 VINYL SIDING	100		138	.00						0
- FC 48 VINYL/CARPET	100		965	.00						0
- FN 06 SPREAD FOOTING	100		138	5.30-						731-
- FP 2 PREFAB	100		1	3500.00						3,500
- FT 01 WOOD FRAME	100		965	.00						0
- IF 01 DRYWALL	100		965	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		965	.00						0
- RT 03 DOUBLE PITCH ROOF	100		965	.00						0
RCN...			PCT COMPLETE		100	x				124,692
QUAL..	C+10				110.00	x				137,161
DEPR..	RC				16.00	-		21,945		21,945 T
--ASV...	MKT 8345		VILLAGE		110.00	x				126,737

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
UPDATED MOP PER AUDIT 4'23 WBOR LISTING				3019	786	WD	6/12/2023			175,000
	AMOUNT			2982	487	DG	9/07/2022	E		
				2199	900	DG	9/11/2006	E		
	AMOUNT			2179	736	SWD	5/31/2006	I		77,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
							.00					
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND	QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	GR6	LT 0309		1.000	40,000.00		.00	.00	.00	100.00	.00	.00	.00	40,000	

