

GREENBUSH PAMELA RUTH
 4311 CLEARBROOK LN N
 L107S4 DEER CREEK 1.00LT
 .210 AC

Wilson County
 YR 2024 3714603050.000
 4311 CLEARBROOK LN N
 PIN: 3714 60 3050 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1116955
 NBHD: 8087 DEER_PARK
 Plat Bk/Pg 28 204 APPR: REV APPR DT: 10/14/2014
 EXCD: EDAV NOTICE: 82 3/08/2024

Bldg No. 1
 Imp Desc: R1.5 SFR-UPTO 1.5 STY
 Grade : C+05 C+05 GRADE
 # of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths
 EYB: 2010 4311 CLEARBROOK LN N
 AYB: 2000 Finished Area: 1,960.00
 Exempt Code
 LAND VALUE 45,000
 MISC VALUE 0
 BLDG VALUE 236,033
 TOTAL VALUE 281,033

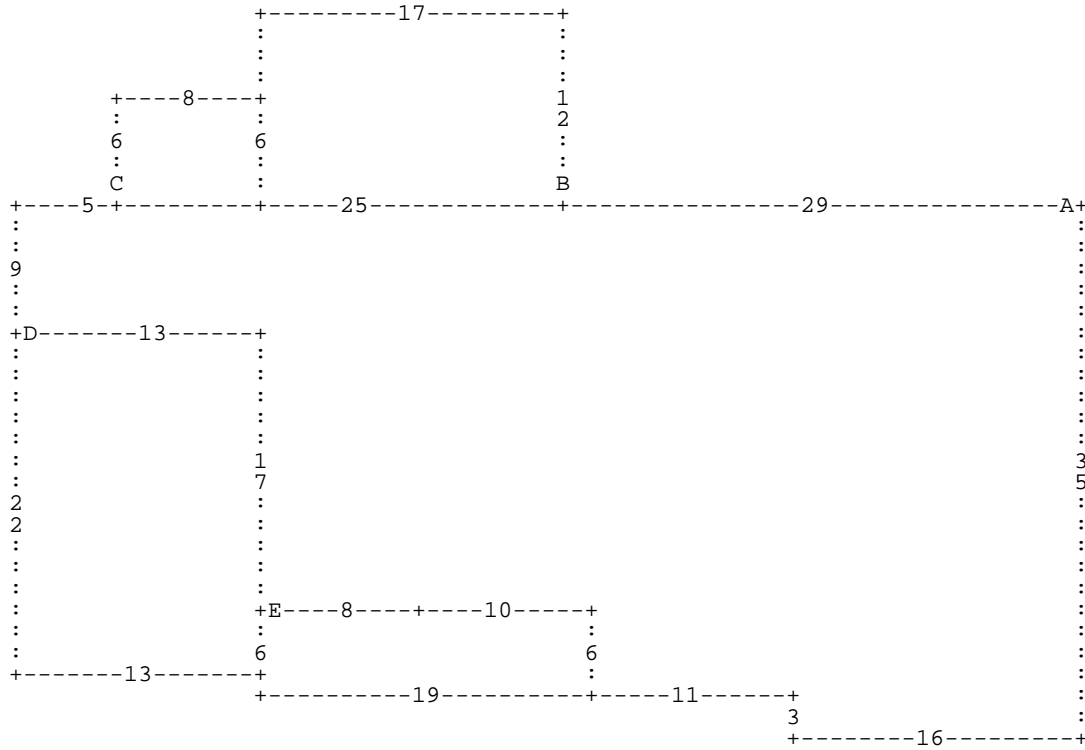
| TYPE/CODE/DESCRIPTION | PCT | %CMP | UNITS | RATE | STR# | STR% | SIZ% | HGT% | PER% | COST |
|-----------------------------|-----|------|-------|---------|------|--------|--------|------|------|---------|
| AC 1021 GARAGE-ATT-FR | 100 | | 286 | 42.55 | | | 110.00 | | | 13,386 |
| AC 1052 PORCH-OPEN-MAS | 100 | | 106 | 29.10 | | | 104.00 | | | 3,207 |
| AC 1064 DECK-WOOD | 100 | | 204 | 24.95 | | | 100.00 | | | 5,089 |
| AC 1071 UTILITY STG-FR | 100 | | 48 | 39.45 | | | 110.00 | | | 2,082 |
| MA 112 SFR-1.5 STY | 100 | | 1531 | 116.00 | 1.28 | | 96.19 | | | 170,828 |
| MA 112 (UPPER FLOORS) | 100 | | 429 | 116.00 | 1.28 | 100.00 | 96.19 | | | 47,867 |
| - AR 14 GAS PACK | 100 | | 1960 | .00 | | | | | | 0 |
| - AT UAT UNF ATTIC | 14 | | 214 | 27.00 | | | 96.19 | | | 5,557 |
| - EW 02 VINYL SIDING | 100 | | 190 | .00 | | | | | | 0 |
| - FC 20 HARDWOOD/CARPET | 100 | | 1960 | 2.00 | | | | | | 3,920 |
| - FN 03 CONT WALL-BRICK | 100 | | 190 | .00 | | | | | | 0 |
| - FP 2 PREFAB | 100 | | 1 | 3500.00 | | | | | | 3,500 |
| - IF 30 DRYWALL/CUSTOM | 100 | | 1531 | .00 | | | | | | 0 |
| - RC 02 COMPOSITION SHINGLE | 100 | | 1531 | .00 | | | | | | 0 |
| - RT 03 DOUBLE PITCH ROOF | 100 | | 1531 | .00 | | | | | | 0 |

RCN... PCT COMPLETE 100 x 255,436
 QUAL.. C+05 105.00 x 268,219
 DEPR.. RC 12.00 - 32,186 T
 --ASV... 236,033

| PROPERTY NOTES: | PERMIT NO | TYPE | DATE | BOOK | PAGE | DT | DATE | QS | SALES | PRICE |
|--|-------------|------|-----------|------|------|----|-----------|----|-------|---------|
| LAND SPLIT FOR 2000 | BP00141574A | | 7/16/2014 | 2794 | 174 | WD | 7/26/2019 | | | 183,000 |
| QUESTION GRADE LEFT BECAUSE NEIGHBORHOOD GRADE/JHB | | | | 2542 | 625 | WD | 7/31/2013 | | | 141,500 |
| CORRECTED UPPER/02/25/2015/JHB | | | | 2182 | 872 | WD | 6/15/2006 | X | | 147,000 |
| REPAIRED ROOF PER LISTING NVC 4'21 | | | | 1772 | 704 | WD | 7/26/2000 | | | 130,500 |

| 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 0100 | 1.000 | 45,000.00 | | .00 | .00 | .00 | 100.00 | .00 | .00 | .00 | 45,000 | |



:A DL29 :B DU12 DL17 DD12 DR17 * DL25 :C DU6 DR8 DD6 DL8 * DL5 DD9 :D DR13 DD22
 DL13 DU22 * DR13 DD17 :E DR1 DD1 DR8 DU1 DR10 DD6 DL19 DU6 * DR1 DD1 DR8 DU1 DR1
 0 DD6 DR11 DD3 DR16 DU35 *

| | | | | | |
|-------------------|----------------------|-------------------|----------------------|-------------------|---------------------|
| A= MA 112 | 1,531.00 SFR-1.5 STY | B= AC 1064 | 204.00 DECK-WOOD | C= AC 1071 | 48.00 UTILITY STG-F |
| D= AC 1021 | 286.00 GARAGE-ATT-FR | E= AC 1052 | 106.00 PORCH-OPEN-MA | | |