

FALLERT DAVID B
 4603 LAKE FOREST PL N
 L120 BLUFF POINTE 1.00LT
 .170 AC

Wilson County
 N2 FOUND YR 2024 3714943071.000
 4603 LAKE FOREST PL N
 PIN: 3714 94 3071 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1107285
 NBHD: 8317 THE_BLUFFS-VIEW
 Plat Bk/Pg 39 87 APPR: REV APPR DT: 11/04/2014
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1
 Imp Desc: R1.5 SFR-UPTO 1.5 STY EYB: 2013 4603 LAKE FOREST PL N Exempt Code
 Grade : C+10 C+10 GRADE AYB: 2013 Finished Area: 1,697.00
 # of Units 6 Rms 3 Bedrms 2.0 Bathrms HBaths

LAND VALUE 82,500
 MISC VALUE 939
 BLDG VALUE 256,208
 TOTAL VALUE 339,647

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1021 GARAGE-ATT-FR	100		624	42.55		100.00	85.00			22,568
AC 1052 PORCH-OPEN-MAS	100		156	29.10		100.00	102.00			4,630
AC 1052 PORCH-OPEN-MAS	100		119	29.10		100.00	104.00			3,601
MA 112 SFR-1.5 STY	100		1697	116.00	1.00		98.75			194,391
- AR 27 ELECTRIC HEAT PUMP	100		1697	.00						0
- AT UAT UNF ATTIC	34		576	27.00			98.75			15,357
- EW 02 VINYL SIDING	100		202	.00						0
- FC 41 HARDWOOD/TILE/CARPET	100		1697	7.00						11,879
- FN 03 CONT WALL-BRICK	100		202	.00						0
- FP 2 PREFAB	0		1	3500.00						3,500
- IF 01 DRYWALL	100		1697	.00						0
- RC 02 COMPOSITION SHINGLE	100		1697	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1697	.00						0

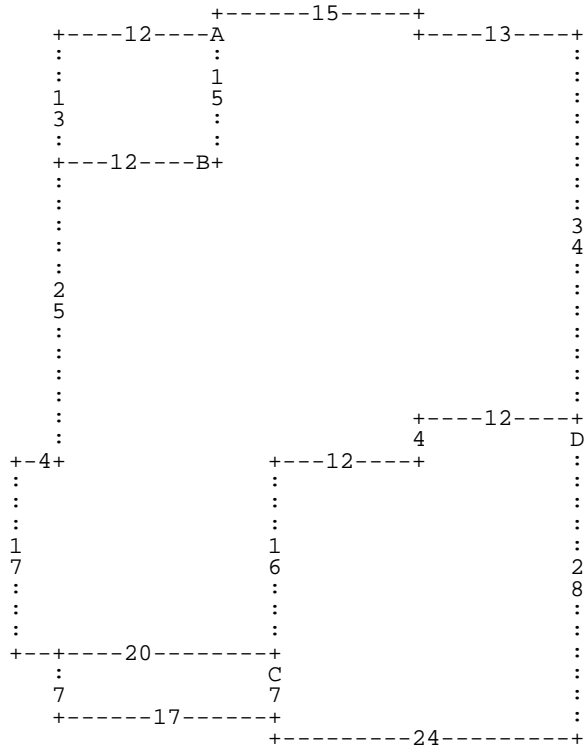
RCN...			PCT COMPLETE		100	x				255,926
QUAL..		C+10			110.00	x				281,547
DEPR.. RC					9.00	-		25,339		25,339 T
--ASV...										256,208

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
BP00013078N		1/11/2013	2663	758	WD	7/25/2016			215,000
AMOUNT		144,058	2548	222	WD	9/11/2013			213,500
AMOUNT			2506	611	SPL	12/21/2012	#		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1161	PATIO-MASON/CONC 12 X 12	144.00	7.60	2013	2013	MAV	22.00	100			939	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND	QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	SR6	LT 0100		1.000	75,000.00		.00	.00	110.00	100.00	.00	.00	110.00	82,500	



:A DD15 :B DL12 DU13 DR12 DD13 * DL12 DD25 DL4 DD17 DR20 :C DD7 DL17 DU7 DR17 *
DU16 DR12 DU4 DR12 :D DD28 DL24 DU24 DR12 DU4 DR12 * DU34 DL13 DU3 DL15 *

A= MA 112
D= AC 1021

1,697.00 SFR-1.5 STY
624.00 GARAGE-ATT-FR

B= AC 1052

156.00 PORCH-OPEN-MA

C= AC 1052

119.00 PORCH-OPEN-MA