

LEGGETT JULIA BRADSHAW  
 4609 LAKE FOREST PL N  
 L123 BLUFF POINTE 1.00LT  
 .170 AC

Wilson County  
 YR 2024 3714944211.000  
 4609 LAKE FOREST PL N  
 PIN: 3714 94 4211 000  
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1131610  
 NBHD: 8317 THE\_BLUFFS-VIEW  
 Plat Bk/Pg 40 20 APPR: KRC APPR DT: 9/20/2023  
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1  
 Imp Desc: R1.0 SFR-1.0 STY EYB: 2017 4609 LAKE FOREST PL N Exempt Code  
 Grade : C+10 C+10 GRADE AYB: 2017 Finished Area: 1,512.00  
 # of Units 6 Rms 3 Bedrms 2.0 Bathrms HBaths

LAND VALUE 75,000  
 MISC VALUE 0  
 BLDG VALUE 227,668  
 TOTAL VALUE 302,668

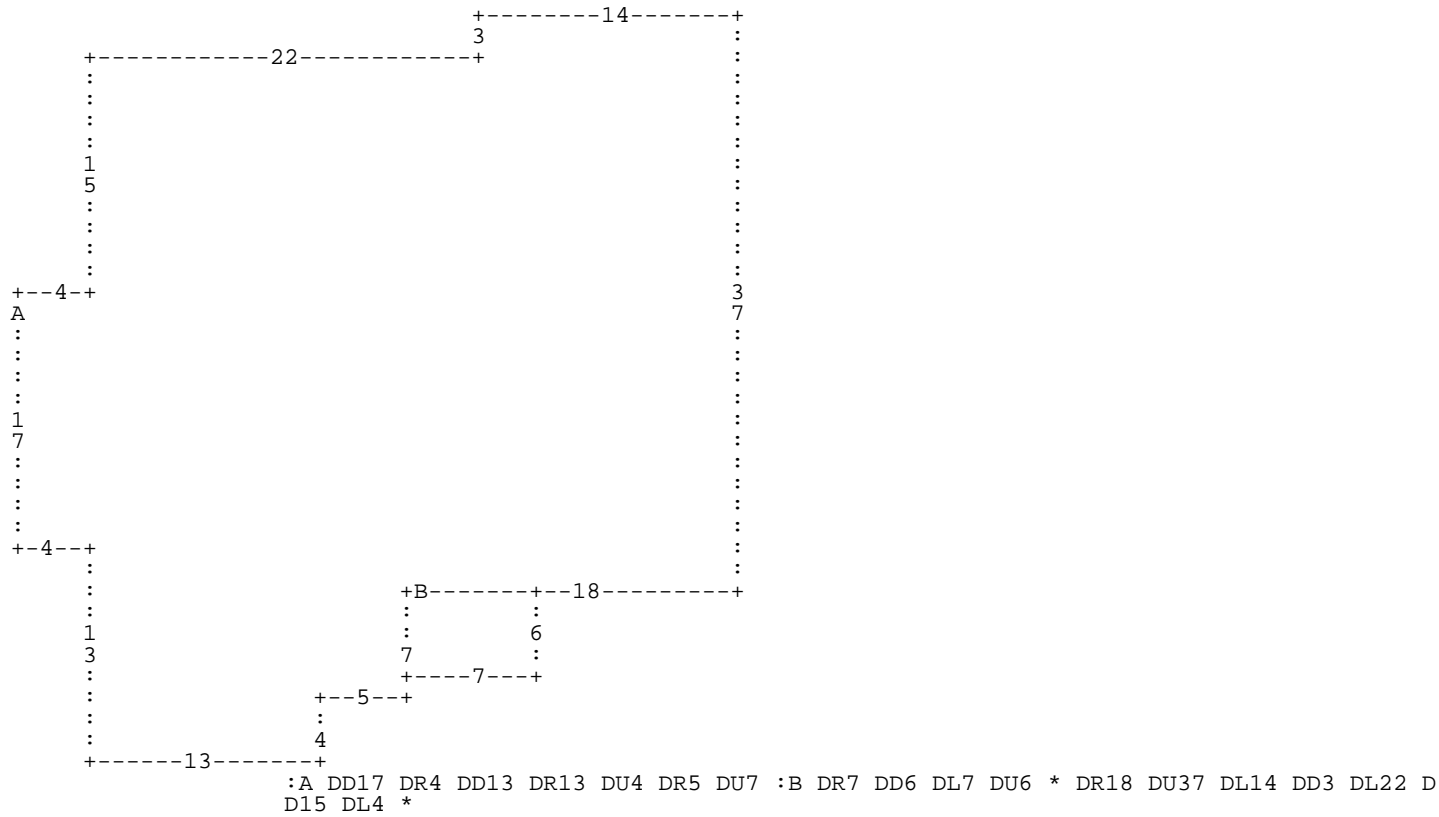
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1052 PORCH-OPEN-MAS	100		42	29.10		100.00	110.00			1,344
MA 111 SFR-1.0 STY	100		1512	136.00	1.00		100.94			207,564
- AR 27 ELECTRIC HEAT PUMP	100		1512	.00						0
- AT UAT UNF ATTIC	10		151	27.00			100.94			4,115
- EW 02 VINYL SIDING	100		176	.00						0
- FC 52 LAMINATE/CARPET	100		1512	1.50						2,268
- FN 06 SPREAD FOOTING	100		176	5.30-						932-
- FP 2 PREFAB	0		1	3500.00						3,500
- IF 30 DRYWALL/CUSTOM	100		1512	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1512	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1512	.00						0
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RCN...			PCT COMPLETE		100	x				217,859
QUAL..		C+10			110.00	x				239,650
DEPR.. RC					5.00	-		11,982		11,982 T
--ASV...										227,668

PROPERTY NOTES:  
 2016 BOER  
 UPDATED FC,IF PER AUDIT 4'24 WBOR LISTING

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
BP01603311N		12/28/2016	3032	550	WD	9/14/2023			290,000
AMOUNT		100,000	2701	214	WD	5/24/2017			175,000
AMOUNT			2648	429	WD	3/16/2016	A		125,000
			2506	611	SPL	12/21/2012	#		

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	SR6	LT 0100	1.000	75,000.00		.00	.00	.00	100.00	.00	.00	.00	75,000	



A= MA 111

1,512.00 SFR-1.0 STY

B= AC 1052

42.00 PORCH-OPEN-MA