

WATKINS MICHAEL
107 ROUNDTREE ST NE
1.00LT
.259 AC

N2 FOUND YR 2024 **3722135859.000**
107 ROUNDTREE ST NE
PIN: 3722 13 5859 000
DISTRICT: 31 C/CIWI-WILSON

Wilson County

ACCOUNT#: 1104030 **PAGE** 1
NBHD: 8374 WILSON_CITY_CENTRAL_RA-6I
Plat Bk/Pg **APPR:** KRC APPR DT: 4/28/2016
EXCD: HI50 NOTICE: 82 3/08/2024

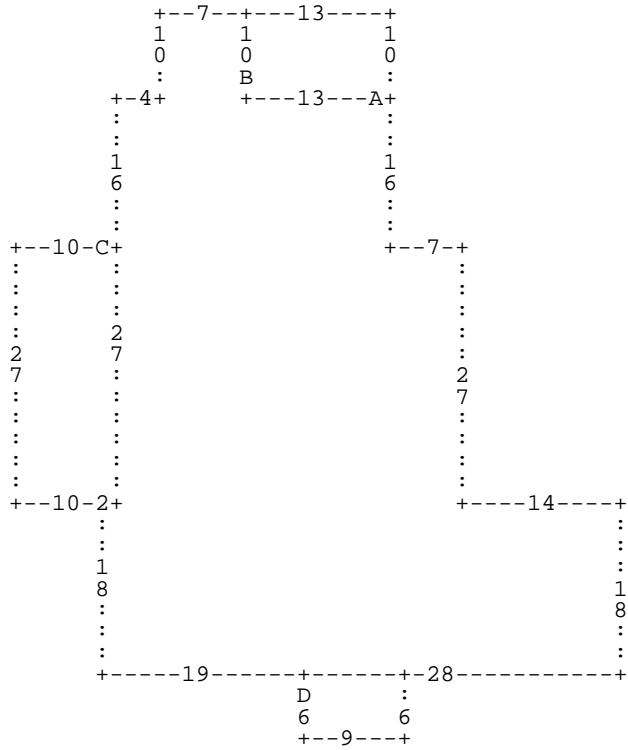
Bldg No. 1 Exempt Code **LAND VALUE** 35,000
Imp Desc: R2.0 SFR-UPTO 2.0 STY EYB: 1975 107 ROUNDTREE ST NE **MISC VALUE** 0
Grade : B-10 B-10 GRADE AYB: 1869 Finished Area: 3,868.00 **BLDG VALUE** 223,409
of Units 11 Rms 4 Bedrms 2.0 Bathrms 2 HBaths **TOTAL VALUE** 258,409

| TYPE/CODE/DESCRIPTION | PCT | %CMP | UNITS | RATE | STR# | STR% | SIZ% | HGT% | PER% | COST |
|------------------------------|------|------|--------------|---------|--------|--------|--------|---------|------|-----------|
| AC 1052 PORCH-OPEN-MAS | 100 | | 54 | 29.10 | | | 106.00 | | | 1,665 |
| AC 1056 PORCH-ENCL-FR | 100 | | 130 | 58.20 | | | 102.00 | | | 7,717 |
| AC 1061 PATIO-CONC | 100 | | 270 | 7.50 | | | 58.00 | | | 1,174 |
| MA 113 SFR-2.0 STY | 100 | | 2137 | 116.00 | 1.81 | | 85.25 | | | 211,327 |
| MA 113 (UPPER FLOORS) | 100 | | 1731 | 116.00 | 1.81 | 100.00 | 85.25 | | | 171,178 |
| - AR 27 ELECTRIC HEAT PUMP | 100 | | 3868 | .00 | | | | | | 0 |
| - BT HBT HALF BATH | 100 | | 2 | 3667.00 | | | | | | 7,334 |
| - EW 01 WOOD FRAME | 100 | | 236 | .00 | | | | | | 0 |
| - FC 10 SOFTWOOD | 100 | | 3868 | 4.35 | | | | | | 16,825 |
| - FN 02 CONT WALL-CONC BLOCK | 100 | | 236 | .00 | | | | | | 0 |
| - FP 3 1STY SNGL | 100 | | 1 | 5100.00 | | | | | | 5,100 |
| - IF 09 DRYWALL/FIBERBOARD | 100 | | 2137 | .00 | | | | | | 0 |
| - RC 02 COMPOSITION SHINGLE | 100 | | 2137 | .00 | | | | | | 0 |
| - RT 03 DOUBLE PITCH ROOF | 100 | | 2137 | .00 | | | | | | 0 |
| ----- | | | | | | | | | | |
| RCN... | | | PCT COMPLETE | | 100 | x | | | | 422,320 |
| QUAL.. | B-10 | | | | 115.00 | x | | | | 485,670 |
| DEPR.. RB | | | | | 54.00 | - | | 262,261 | | 262,261 T |
| --ASV... | | | | | | | | | | 223,409 |

| PROPERTY NOTES: | PERMIT NO | TYPE | DATE | BOOK | PAGE | DT | DATE | QS | SALES | PRICE |
|--------------------------------------------------|-----------|------|------|------|------|-----|-----------|----|---------|-------|
| CELLAR APPEARS TO BE UNFINISHED UTILITY AREA NVA | | | | 2602 | 54 | SWD | 1/22/2015 | I | 30,000 | |
| ADDED HVAC | | | | 2567 | 629 | STD | 3/18/2014 | P | 138,500 | |
| | | | | 2124 | 847 | WD | 8/25/2005 | X | 107,000 | |
| | | | | 1812 | 861 | WD | 5/04/2001 | | 93,000 | |

| 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 0100 | 1.000 | 35,000.00 | 150 | .00 | .00 | .00 | 100.00 | .00 | .00 | .00 | 35,000 | |



:A DL13 :B DU10 DR13 DD10 DL13 * DU10 DL7 DD10 DL4 DD16 :C DL10 DD27 DR10 DU27 *
 DD27 DL2 DD18 DR19 :D DD6 DR9 DU6 DL9 * DR28 DU18 DL14 DU27 DL7 DU16 *

A= MA 113 2,137.00 SFR-2.0 STY **B=** AC 1056 130.00 PORCH-ENCL-FR **C=** AC 1061 270.00 PATIO-CONC
D= AC 1052 54.00 PORCH-OPEN-MA