

MAGNUS AMADI LLC
 304 MAPLEWOOD AVE NE
 1.00LT
 .404 AC

Wilson County
 YR 2024 3722325293.000
 304 MAPLEWOOD AVE NE
 PIN: 3722 32 5293 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1127371
 NBHD: 8374 WILSON_CITY_CENTRAL_RA-6I
 Plat Bk/Pg
 EXCD: NOTICE: 82 3/08/2024
 APPR: KRC APPR DT: 12/19/2023
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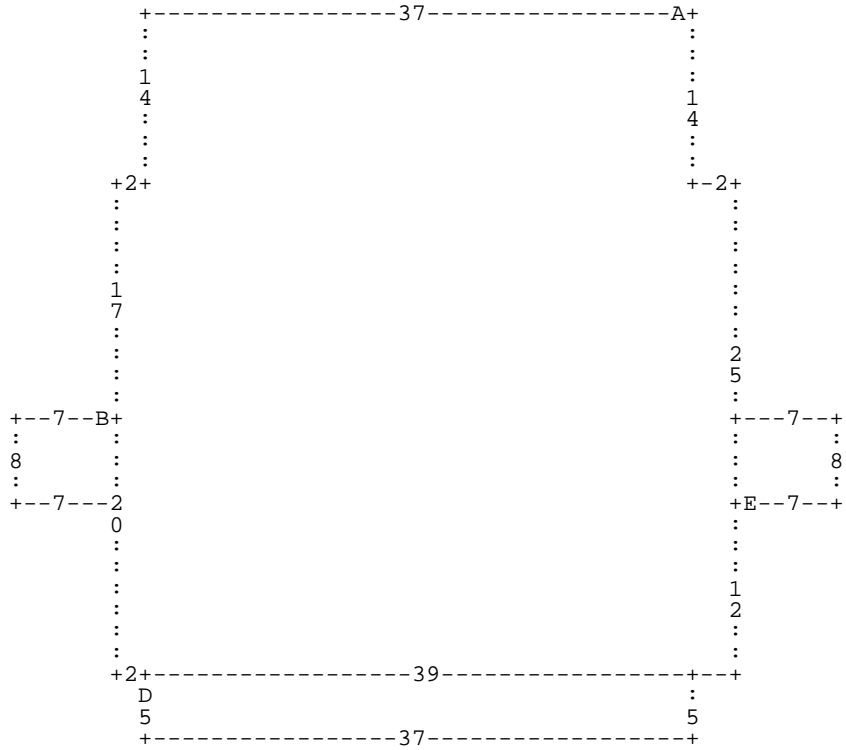
Bldg No. 1
 Imp Desc: 6005 APARTMENT- GARDEN EYB: 1985 304 MAPLEWOOD AVE NE Exempt Code
 Grade : C-10 C-10 GRADE AYB: 1940 Finished Area: 4,294.00
 # of Units 4 Rms Bedrms Bathrms HBaths
 LAND VALUE 26,445
 MISC VALUE 0
 BLDG VALUE 125,096
 TOTAL VALUE 151,541

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2051 PORCH-OPEN-FR	100		56	38.80			106.00			2,303
AC 2051 PORCH-OPEN-FR	100		56	38.80			106.00			2,303
AC 2052 PORCH-OPEN-MAS	100		185	29.10			100.00			5,383
MA 211 APT-GARDEN	100		2035	108.00	2.11		94.00			206,593
MA 211 (UPPER FLOORS)	100		2259	108.00	2.11	100.00	94.00			229,333
- AR 10 FORCED AIR HEAT W/ A100	100		4294	.00						0
- EW 27 BOARD AND BATTEN	100		184	13.50-						2,484-
- FC 20 HARDWOOD/CARPET	100		4294	2.00						8,588
- FN 02 CONT WALL-CONC BLOCK100	100		184	.00						0
- FT 01 WOOD FRAME	100		2035	.00						0
- IF 01 DRYWALL	100		2035	.00						0
- RC 02 COMPOSITION SHINGLE	100		2035	.00						0
- RS 04 WOOD TRUSS	100		2035	.00						0
RCN...			PCT COMPLETE		75	x				339,014
QUAL..	C-10				90.00	x				305,112
DEPR..	C50				59.00	-		180,016		180,016 T
--ASV...										125,096

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
4 UNITS ADDED A/C '05 2008 INFORMAL APPEALS: NBHD CHANGE	BP20222927R		10/18/2022	2970	378	WD	6/24/2022			145,000
PIC IN SCANS	AMOUNT	109,000		2567	841	WD	3/19/2014	A		
RENO ONGOING 4'23	AMOUNT			2479	588	WD	3/19/2012	I		35,000
				2464	623	STD	11/04/2011	P		59,000

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	UR	SF 0560	17,630.000	1.50	180	.00	.00	.00	100.00	.00	.00	.00	26,445	



:A DL37 DD14 DL2 DD17 :B DL7 DD8 DR7 DU8 * DD20 DR2 :D DD5 DR37 DU5 DL37 * DR39
DU12 :E DR7 DU8 DL7 DD8 * DU25 DL2 DU14 *

A= MA 211 2,035.00 APT-GARDEN B= AC 2051 56.00 PORCH-OPEN-FR D= AC 2052 185.00 PORCH-OPEN-MA
E= AC 2051 56.00 PORCH-OPEN-FR