

BERACA RENTALS LLC  
 1311 ROUNTREE ST NE  
 L21S3 MONTCLAIR 1.00LT  
 .301 AC

Wilson County  
 YR 2024 3722379657.000  
 1311 ROUNTREE ST NE  
 PIN: 3722 37 9657 000  
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1104868  
 NBHD: 8194 MONTCLAIR  
 Plat Bk/Pg 8 14  
 EXCD: NOTICE: 82 3/08/2024  
 APPR: REV APPR DT: 1/28/2015

Bldg No. 1  
 Imp Desc: R1.0 SFR-1.0 STY EYB: 1989 1311 ROUNTREE ST NE Exempt Code  
 Grade : C+05 C+05 GRADE AYB: 1960 Finished Area: 1,688.00  
 # of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths

LAND VALUE 20,000  
 MISC VALUE 1,306  
 BLDG VALUE 169,607  
 TOTAL VALUE 190,913

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1031 CARPORT	100		216	27.90			100.00			6,026
AC 1053 STOOP-MAS	100		30	19.40			120.00			698
AC 1056 PORCH-ENCL-FR	100		154	58.20	1.00	100.00	102.00			9,142
AC 1071 UTILITY STG-FR	100		63	39.45			106.00			2,634
MA 111 SFR-1.0 STY	100		1688	136.00	1.00		98.75			226,698
- AR 10 FORCED AIR HEAT W/ A100	100		1688	.00						0
- EW 18 BRICK VENEER	100		196	35.00						6,860
- FC 20 HARDWOOD/CARPET	100		1688	2.00						3,376
- FN 03 CONT WALL-BRICK	100		196	.00						0
- FP 3 1STY SNGL	100		1	5100.00						5,100
- IF 08 DRYWALL/PLASTER	100		1688	.00						0
- RC 02 COMPOSITION SHINGLE	100		1688	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1688	.00						0
RCN...			PCT COMPLETE		100	x				260,534
QUAL..	C+05				105.00	x				273,560
DEPR.. RC					38.00	-		103,953		103,953 T
--ASV...										169,607

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			2618	385	WD	6/23/2015	A		356,500
AMOUNT			2405	286	WD	5/06/2010			91,000
			2036	520	WD	5/27/2004	E		81,000
AMOUNT			2003E	484	WI	6/26/2003	E		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81	1173 STORAGE 016 X 012	192.00	24.00	1960	1970	MFR	75.00	100			812	
82	1173 STORAGE 010 X 006	60.00	24.00	1960	1970	MAV	65.00	100			494	
							.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	20,000.00	183	.00	.00	.00	100.00	.00	.00	.00	20,000	

