

R J RANCH RENTALS LLC
 402 GOLDSBORO ST E
 1.00LT
 .282 AC

Wilson County
 YR 2024 3722417486.000
 402 GOLDSBORO ST E
 PIN: 3722 41 7486 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1123242
 NBHD: 8373 WILSON_CITY_CENTRAL_OR-1
 Plat Bk/Pg
 EXCD: NOTICE: 82 3/08/2024
 APPR: KRC APPR DT: 12/14/2016
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Bldg No. 1
 Imp Desc: R2.0 SFR-UPTO 2.0 STY EYB: 1965 402 GOLDSBORO ST E Exempt Code
 Grade : B-10 B-10 GRADE AYB: 1925 Finished Area: 3,200.00
 # of Units 4 5 Rms 3 Bedrms 2.0 Bathrms HBaths

LAND VALUE 43,750
 MISC VALUE 5,458
 BLDG VALUE 132,306
 TOTAL VALUE 181,514

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1053 STOOP-MAS	100		144	19.40			102.00			2,849
AC 1056 PORCH-ENCL-FR	100		144	58.20			102.00			8,548
MA 113 SFR-2.0 STY	100		1798	116.00	1.78		87.75			183,018
MA 113 (UPPER FLOORS)	100		1402	116.00	1.78	100.00	87.75			142,709
- AR 10 FORCED AIR HEAT W/ A100			3200	.00						0
- EW 18 BRICK VENEER	100		210	35.00						7,350
- FC 49 HARDWOOD/VINYL	100		3200	3.25						10,400
- FN 03 CONT WALL-BRICK	100		210	.00						0
- FP 4 2STY SNGL/1STY DBL	100		2	8125.00						16,250
- IF 08 DRYWALL/PLASTER	100		1798	.00						0
- RC 02 COMPOSITION SHINGLE	100		1798	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1798	.00						0

RCN... PCT COMPLETE 100 x 371,124
 QUAL.. B-10 115.00 x 426,793
 DEPR.. RC 69.00 - 294,487 T
 --ASV... 132,306

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
INSTALLED PRIVACY FENCE NVC, INSTALLED AC ADDED	BP016023470		9/08/2016	2907	725	WD	7/15/2021	X		62,000
2016 INFORMAL APPEAL ADDED STG 12/14/16 KRC	AMOUNT		6,000	2903	169	WD	6/21/2021	X		22,500
				2457	390	SWD	8/30/2011	I		22,500
	AMOUNT			2415	948	STD	8/13/2010	P		68,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STG-FR 12 X 24	288.00	24.00	2016	2016	MAV	16.00	100			5,458	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND	QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	UR	LT 0100		1.000	35,000.00	154	.00	.00	.00	125.00	.00	.00	125.00	43,750	

