

RIVERA LUIS  
 1403 ROUNTREE ST NE  
 L2S4 MONTCLAIR 1.00LT  
 .265 AC

Wilson County  
 YR 2024 3722471964.000  
 1403 ROUNTREE ST NE  
 PIN: 3722 47 1964 000  
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1128408  
 NBHD: 8194 MONTCLAIR  
 Plat Bk/Pg 8 74  
 EXCD: NOTICE: 82 3/08/2024  
 APPR: KRC APPR DT: 9/30/2022  
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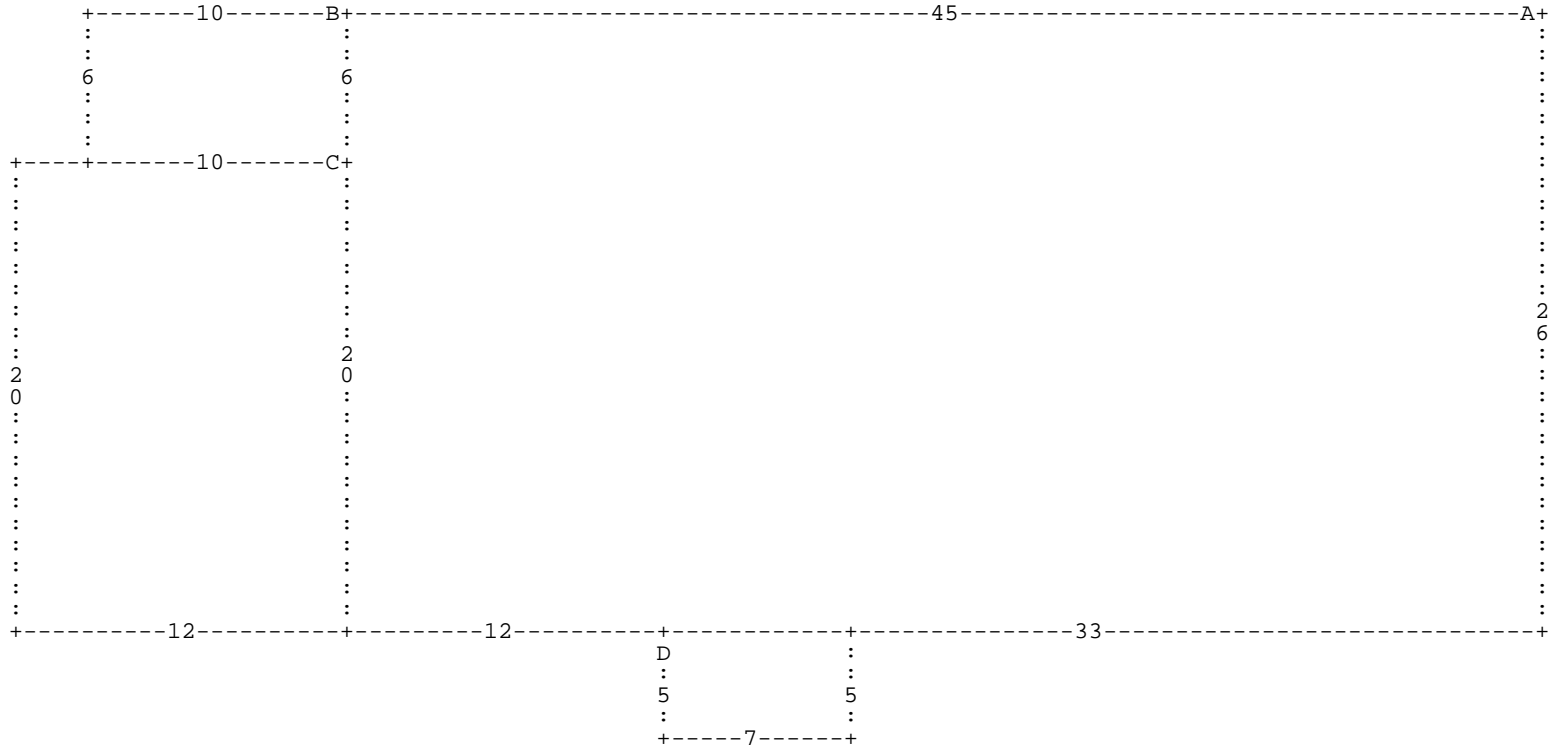
Bldg No. 1  
 Imp Desc: R1.0 SFR-1.0 STY EYB: 1995 1403 ROUNTREE ST NE Exempt Code  
 Grade : C+05 C+05 GRADE AYB: 1960 Finished Area: 1,170.00  
 # of Units 4 Rms 3 Bedrms 1.0 Bathrms 1 HBaths  
 LAND VALUE 20,000  
 MISC VALUE 622  
 BLDG VALUE 138,845  
 TOTAL VALUE 159,467

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1031 CARPORT	100		240	27.90			100.00			6,696
AC 1053 STOOP-MAS	100		35	19.40			120.00			814
AC 1072 UTILITY STG-MAS	100		60	41.40			78.00			1,937
MA 111 SFR-1.0 STY	100		1170	136.00	1.00		105.94			168,571
- AR 10 FORCED AIR HEAT W/ A100			1170	.00						0
- BT BT FULL BATH	100		1-	5500.00						5,500-
- BT HBT HALF BATH	100		1	3667.00						3,667
- EW 18 BRICK VENEER	100		142	35.00						4,970
- FC 03 HARDWOOD	100		1170	4.35						5,089
- FN 03 CONT WALL-BRICK	100		142	.00						0
- IF 08 DRYWALL/PLASTER	100		1170	.00						0
- RC 02 COMPOSITION SHINGLE	100		1170	.00						0
- RT 04 HIP ROOF	100		1170	.00						0
RCN...		PCT COMPLETE			100	x				186,244
QUAL..	C+05				105.00	x				195,556
DEPR.. RC					29.00	-		56,711		56,711 T
--ASV...										138,845

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
UPDATED EYB,HVAC,UTIL 4'23 PER AUDIT WBOR LISTING				2985	327	WD	9/26/2022			152,000
	AMOUNT			2734	607	CD	3/08/2018	P		29,500
	AMOUNT			1066	445	@	10/25/1999	@		
						WD	12/07/1971	X		17,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STG-FR 8 X 18	144.00	24.00	2000	2000	MFR	75.00	100			622	
							.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	20,000.00	160	.00	.00	.00	100.00	.00	.00	.00	20,000	



:A DL45 :B DL10 DD6 DR10 DU6 \* DD6 :C DL12 DD20 DR12 DU20 \* DD20 DR12 :D DD5 DR7  
 DU5 DL7 \* DR33 DU26 \*

**A=** MA 111  
**D=** AC 1053

1,170.00 SFR-1.0 STY  
 35.00 STOOP-MAS

**B=** AC 1072

60.00 UTILITY STG-M

**C=** AC 1031

240.00 CARPORT