

FULGHUM KHRYSYIAN W
 1303 FAIRFAX AVE NE
 L13S4 MONTCLAIR 1.00LT
 .574 AC

Wilson County
 YR 2024 3722473532.000
 1303 FAIRFAX AVE NE
 PIN: 3722 47 3532 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1120184
 NBHD: 8194 MONTCLAIR
 Plat Bk/Pg 8 74
 EXCD: APPR: KRC APPR DT: 8/05/2020
 NOTICE: 82 3/08/2024

Bldg No. 1
 Imp Desc: R1.0 SFR-1.0 STY EYB: 1992 1303 FAIRFAX AVE NE Exempt Code
 Grade : C+05 C+05 GRADE AYB: 1965 Finished Area: 1,575.00
 # of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths

LAND VALUE 15,000
 MISC VALUE 0
 BLDG VALUE 156,222
 TOTAL VALUE 171,222

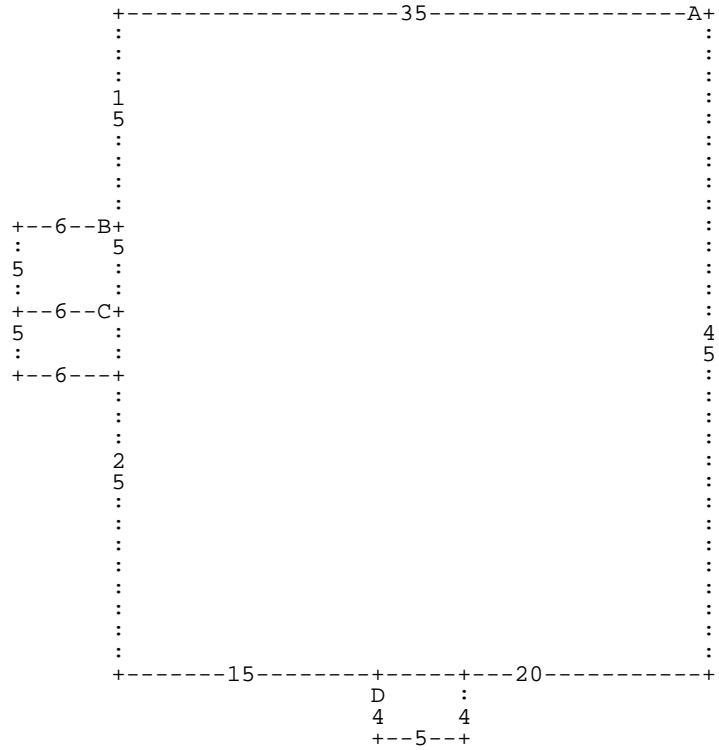
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1052 PORCH-OPEN-MAS	100		30	29.10			120.00			1,047
AC 1053 STOOP-MAS	100		20	19.40			120.00			465
AC 1072 UTILITY STG-MAS	100		30	41.40			88.00			1,092
MA 111 SFR-1.0 STY	100		1575	136.00	1.00		100.31			214,863
- AR 10 FORCED AIR HEAT W/ A100			1575	.00						0
- EW 18 BRICK VENEER	100		160	35.00						5,600
- FC 52 LAMINATE/CARPET	100		1575	1.50						2,362
- FN 03 CONT WALL-BRICK	100		160	.00						0
- IF 08 DRYWALL/PLASTER	100		1575	.00						0
- RC 02 COMPOSITION SHINGLE	100		1575	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1575	.00						0

RCN...			PCT COMPLETE		100	x				225,429
QUAL..		C+05			105.00	x				236,700
DEPR.. RC					34.00	-		80,478		80,478 T
--ASV...										156,222

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
REMODELING, REMOVE WALL, INCREASE EYB 4'21	BP20200511R		3/02/2020	2848	280	WD	8/18/2020			152,000
	AMOUNT			2821	749	SWD	2/13/2020			50,000
	AMOUNT			2802	795	TD	9/25/2019	P		52,000
						@	10/25/1999	@		

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%	SHR%	OTH%	ADJ	FMV	EXMPT
1	SR6	LT 0100		1.000	20,000.00	206	.00	.00	.00	75.00	.00	.00	75.00	15,000	



:A DL35 DD15 :B DL6 DD5 DR6 DU5 * DD5 :C DL6 DD5 DR6 DU5 * DD25 DR15 :D DD4 DR5
 DU4 DL5 * DR20 DU45 *

A= MA 111
D= AC 1053

1,575.00 SFR-1.0 STY
 20.00 STOOP-MAS

B= AC 1072

30.00 UTILITY STG-M

C= AC 1052

30.00 PORCH-OPEN-MA