

RIVERWALK PROPERTY MANAGEMENT N2 FOUND  
 3214 WARD BLVD  
 L2S1 .510 AC .51AC

Wilson County  
 YR 2024 3723114253.000  
 3214 WARD BLVD  
 PIN: 3723 11 4253 000  
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1122464  
 NBHD: 8349 WARD\_NORTH\_B-4  
 Plat Bk/Pg 22 141 APPR: REV APPR DT: 12/04/2015  
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1 MAJESTIC MUFFLER  
 Imp Desc: 5306 SERVICE GARAGE  
 Grade : C C GRADE  
 # of Units Rms Bedrms Bathrms HBaths  
 EYB: 2002 3214 WARD BLVD  
 AYB: 1991 Finished Area: 5,000.00  
 Exempt Code  
 LAND VALUE 99,972  
 MISC VALUE 15,546  
 BLDG VALUE 187,480  
 TOTAL VALUE 302,998

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
MA 401 OFFICE BUILDING	100		240	85.00	1.00		122.00			24,888
MA 681 SERVICE GARAGE	100		4760	51.00	1.00		105.00			254,898
- AR 03 NO AC & FURNACE HEAT	100		4760	6.75-						32,130-
- EW 10 METAL	100		4760	.00						0
- FC 02 FINISHED CONCRETE	100		4760	3.35-						15,946-
- FN 06 SPREAD FOOTING	100		300	5.30-						1,590-
- FT 05 STEEL	100		4760	10.60						50,456
- IF 06 MINIMAL FINISH	100		4760	.00						0
- RC 04 METAL-CORRUGATED	100		4760	1.65						7,854
- RS 03 STEEL TRUSS	100		4760	.00						0
RCN...			PCT COMPLETE		100	x				288,430
QUAL..		C			100.00	x				288,430
DEPR..	C40				35.00	-		100,950		100,950 T
--ASV...										187,480

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			2895	275	WD	5/10/2021			298,000
AMOUNT			1425	163	@	10/25/1999	@		
AMOUNT					WD	8/20/1991	X		50,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1195	ASP PAVING	5,670.00	5.00	1991	1991	MAV	65.00	100			8,931	
82 1192	WOOD FENCE	360.00	24.00	1991	1991	MAV	65.00	100			3,024	
83 490	OH DOOR	720.00	14.25	1991	1991	MAV	65.00	100			3,591	
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	GC	SF 0727	22,216.000	4.50	186	.00	.00	.00	100.00	.00	.00	.00	99,972	

