

FASSNACHT ALYSSA C
4431 SADDLE RUN RD N
L9PH2 CHARLESTON PL 1LT
.635 AC

N2 FOUND YR 2024 3724010189.000
4431 SADDLE RUN RD N
PIN: 3724 01 0189 000
DISTRICT: 31 C/CIWI-WILSON

Wilson County
ACCOUNT#: 1063486
NBHD: 8062 CHARLESTON PLACE
Plat Bk/Pg 28 80
EXCD: NOTICE: 82 3/08/2024

PAGE 1
APPR: KRC APPR DT: 11/04/2022

Bldg No. 1
Imp Desc: R2.0 SFR-UPTO 2.0 STY
Grade : B B GRADE
of Units 7 Rms 4 Bedrms 3.0 Bathrms HBaths

EYB: 2000 4431 SADDLE RUN RD N
AYB: 2000 Finished Area: 3,045.00

Exempt Code

LAND VALUE 45,000
MISC VALUE 995
BLDG VALUE 355,417
TOTAL VALUE 401,412

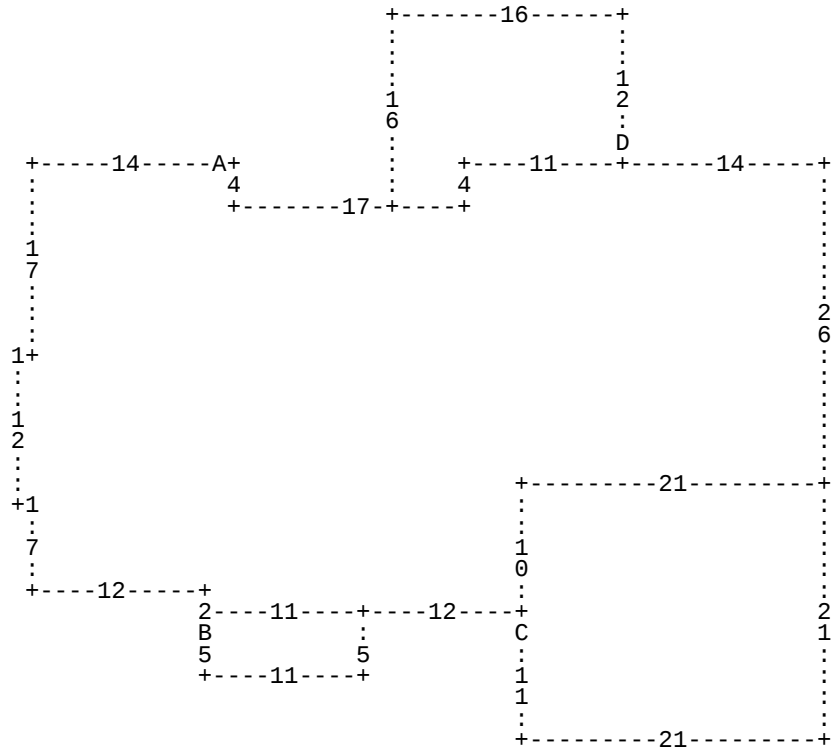
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1021 GARAGE-ATT-FR	100		441	42.55			90.00			16,888
AC 1053 STOOP-MAS	100		55	19.40			106.00			1,131
AC 1054 PORCH-SCR-MAS	100		212	45.80			100.00			9,709
MA 113 SFR-2.0 STY	100		1791	116.00	1.70		88.50			183,864
MA 113 (UPPER FLOORS)	100		1254	116.00	1.70	100.00	88.50			128,735
- AR 27 ELECTRIC HEAT PUMP	100		3045	.00						0
- BT BT FULL BATH	100		1	5500.00						5,500
- EW 02 VINYL SIDING	100		198	.00						0
- FC 20 HARDWOOD/CARPET	100		3045	2.00						6,090
- FN 02 CONT WALL-CONC BLOCK	100		198	.00						0
- FP 2 PREFAB	100		1	3500.00						3,500
- IF 30 DRYWALL/CUSTOM	100		1791	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1791	.00						0
- RT 04 HIP ROOF	100		1791	.00						0
RCN...					100	X				355,417
QUAL..					125.00	X				444,271
DEPR.. RB					20.00	-		88,854		88,854 T
--ASV...										355,417

PROPERTY NOTES:
LAND SPLIT FOR 2000
FIXED FLOOR JOISTS 4'23 NVC
PERMIT CODE: N MO/YR: 012000 NOTE: 153543

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
BP20222798R		10/03/2022	2751	671	WD	7/27/2018			287,000
AMOUNT		6,129	2314	485	QD	5/07/2008	C		
			1776	476	WD	8/18/2000	X		
AMOUNT			1774	908	WD	8/01/2000			218,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STG-FR 8 X 12	96.00	24.00	2000	2000	MAV	55.00	100			995	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	RA	LT 0100	1.000	45,000.00		.00	.00	.00	100.00	.00	.00	.00	45,000	



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:A DL14 DD17 DL1 DD12 DR1 DD7 DR12 DD2 :B DD5 DR11 DU5 DL11 * DR11 DU1 DR12 :C D
D11 DR21 DU21 DL21 DD10 * DU10 DR21 DU26 DL14 DU1 :D DU12 DL16 DD16 DR5 DU4 DR11
* DL11 DD4 DL17 DU4 *

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A= MA 113
D= AC 1054

1,791.00 SFR-2.0 STY
212.00 PORCH-SCR-MAS

B= AC 1053

55.00 ST00P-MAS

C= AC 1021

441.00 GARAGE-ATT-FR