

MANGUM LUTHER C  
 4506 RIVERBIRCH RD N  
 L9S1 RIVERBIRCH EST 1LT  
 1.200 AC

Wilson County  
 N2 FOUND YR 2024 3724028253.000  
 4506 RIVERBIRCH RD N  
 PIN: 3724 02 8253 000  
 DISTRICT: 14 C/SW/SILVER LAK SWAF

ACCOUNT#: 69948306  
 NBHD: 8252 RIVERBIRCH  
 Plat Bk/Pg 21 135  
 EXCD: 1.00  
 APPR: KRC APPR DT: 8/22/2022  
 NOTICE: 82 3/08/2024

Bldg No. 1  
 Imp Desc: R1.5A SFR-UPTO 1.5 STY W/ADDN EYB: 2008 4506 RIVERBIRCH RD N Exempt Code  
 Grade : A A GRADE AYB: 2008 Finished Area: 4,027.00  
 # of Units 14 Rms 4 Bedrms 4.0 Bathrms 1 HBaths

LAND VALUE 55,000  
 MISC VALUE 6,362  
 BLDG VALUE 684,665  
 TOTAL VALUE 746,027

| TYPE/CODE/DESCRIPTION           | PCT | %CMP | UNITS | RATE    | STR# | STR%   | SIZ%   | HGT% | PER% | COST    |
|---------------------------------|-----|------|-------|---------|------|--------|--------|------|------|---------|
| AC 1022 GARAGE-ATT-MAS          | 100 |      | 675   | 44.65   |      | 100.00 | 85.00  |      |      | 25,617  |
| AC 1031 CARPORT                 | 100 |      | 206   | 27.90   |      | 100.00 | 100.00 |      |      | 5,747   |
| AC 1052 PORCH-OPEN-MAS          | 100 |      | 36    | 29.10   |      | 100.00 | 120.00 |      |      | 1,257   |
| AC 1052 PORCH-OPEN-MAS          | 100 |      | 128   | 29.10   |      | 100.00 | 102.00 |      |      | 3,799   |
| AC 1064 DECK-WOOD               | 100 |      | 98    | 24.95   |      | 100.00 | 104.00 |      |      | 2,542   |
| AC 1064 DECK-WOOD               | 100 |      | 500   | 24.95   |      | 100.00 | 90.00  |      |      | 11,227  |
| MA 112 SFR-1.5 STY              | 100 |      | 2744  | 116.00  | 1.34 |        | 86.50  |      |      | 275,332 |
| MA 112 (UPPER FLOORS)           | 100 |      | 933   | 116.00  | 1.34 | 100.00 | 86.50  |      |      | 93,617  |
| - AR 10 FORCED AIR HEAT W/ A100 | 100 |      | 3677  | .00     |      |        |        |      |      | 0       |
| - BT BT FULL BATH               | 100 |      | 2     | 5500.00 |      |        |        |      |      | 11,000  |
| - BT HBT HALF BATH              | 100 |      | 1     | 3667.00 |      |        |        |      |      | 3,667   |
| - EW 18 BRICK VENEER            | 100 |      | 274   | 35.00   |      |        |        |      |      | 9,590   |
| - FC 03 HARDWOOD                | 100 |      | 3677  | 4.35    |      |        |        |      |      | 15,994  |
| - FN 03 CONT WALL-BRICK         | 100 |      | 274   | .00     |      |        |        |      |      | 0       |
| - FP 2 PREFAB                   | 100 |      | 1     | 3500.00 |      |        |        |      |      | 3,500   |
| - IF 48 CUSTOM INTERIOR         | 100 |      | 2744  | .00     |      |        |        |      |      | 0       |
| - RC 07 WOOD SHAKES/3D-SHING    | 100 |      | 2744  | .00     |      |        |        |      |      | 0       |
| - RT 04 HIP ROOF                | 100 |      | 2744  | .00     |      |        |        |      |      | 0       |
| MA 191 SFR-ADDT FR              | 100 |      | 350   | 102.00  | 1.00 |        | 124.00 |      |      | 44,268  |

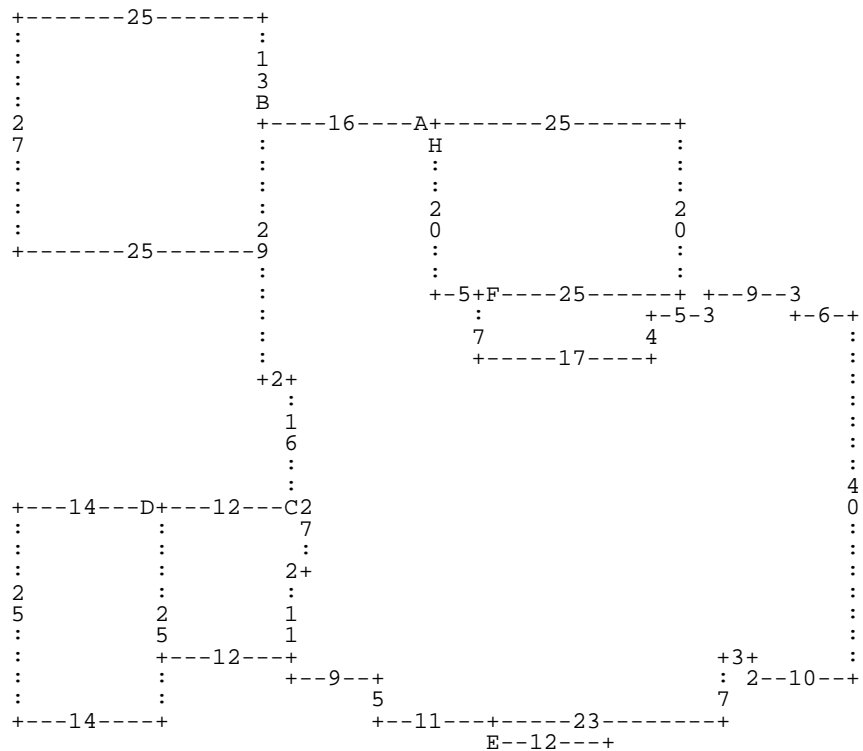
RCN... PCT COMPLETE 100 x 507,157  
 QUAL... A 150.00 x 760,738  
 DEPR... RA 10.00 - 76,073 T  
 --ASV... 684,665

PROPERTY NOTES:  
 SFD-80% 4 '09-GRW. 100% 4 '10-JHB.  
 ADDED STORAGE PER AUDIT 4'23

| PERMIT NO   | TYPE    | DATE       | BOOK | PAGE | DT | DATE       | QS | SALES | PRICE  |
|-------------|---------|------------|------|------|----|------------|----|-------|--------|
| BP00082117N |         | 10/23/2008 | 1941 | 713  | WD | 3/20/2003  | X  |       | 43,500 |
| AMOUNT      | 277,334 |            | 1824 | 685  | WD | 7/06/2001  | A  |       |        |
| BP00082558N |         | 10/10/2008 |      |      | @  | 10/25/1999 | @  |       |        |
| AMOUNT      |         |            | 1342 | 950  | WD | 1/25/1988  | X  |       |        |

| MISC CODE | DESC           | UNITS  | RATE  | AYB  | EYB  | DT  | PCT  | %CMP | ADD.DEPR | PCT | VALUE | EXMPT |
|-----------|----------------|--------|-------|------|------|-----|------|------|----------|-----|-------|-------|
| 2 1173    | STG-FR 10 X 30 | 300.00 | 24.00 | 2021 | 2021 | MAV | 6.00 | 100  |          |     | 6,362 |       |
|           |                |        |       |      |      |     | .00  |      |          |     |       |       |
|           |                |        |       |      |      |     | .00  |      |          |     |       |       |
|           |                |        |       |      |      |     | .00  |      |          |     |       |       |

| # | ZONE | TYPE/CODE | LAND QTY | LAND RATE | DPTH | DPT% | TOP% | LOC% | SIZ%   | SHP% | OTH% | ADJ | FMV    | EXMPT |
|---|------|-----------|----------|-----------|------|------|------|------|--------|------|------|-----|--------|-------|
| 1 | RA   | LT 5010   | 1.000    | 55,000.00 |      | .00  | .00  | .00  | 100.00 | .00  | .00  | .00 | 55,000 |       |



:A DL16 :B DU13 DL25 DD27 DR25 DU14 \* DD29 DR2 DD16 :C DU1 DL12 :D DL14 DD25 DR1  
 4 DU25 \* DD16 DR12 DU8 DR2 DU7 DL2 \* DR2 DD7 DL2 DD11 DR9 DD5 DR11 :E DD3 DR12 D  
 U3 DL12 \* DR23 DU7 DR3 DD2 DR10 DU40 DL6 DU3 DL9 DD3 DL5 DD4 DL17 DU7 :F DR20 DD  
 3 DL3 DD4 DL17 DU7 \* DL5 DU20 \* :H DD20 DR25 DU20 DL25 \*

|            |          |             |            |        |               |            |        |               |
|------------|----------|-------------|------------|--------|---------------|------------|--------|---------------|
| A= MA 112  | 2,744.00 | SFR-1.5 STY | B= AC 1022 | 675.00 | GARAGE-ATT-MA | C= AC 1031 | 206.00 | CARPORT       |
| D= MA 191  | 350.00   | SFR-ADDT FR | E= AC 1052 | 36.00  | PORCH-OPEN-MA | F= AC 1052 | 128.00 | PORCH-OPEN-MA |
| H= AC 1064 | 500.00   | DECK-WOOD   |            |        |               |            |        |               |