

LEYSHON RYAN ALLEN  
 4614 LAKE WILSON RD N  
 L2 .630 AC .63AC

Wilson County  
 YR 2024 3724033324.000  
 4614 LAKE WILSON RD N  
 PIN: 3724 03 3324 000  
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1098629  
 NBHD: 8158 LAKE\_WILSON\_RD  
 Plat Bk/Pg 31 26 APPR: REV APPR DT: 11/10/2015  
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1  
 Imp Desc: R1.0 SFR-1.0 STY  
 Grade : C+10 C+10 GRADE  
 # of Units 7 Rms 4 Bedrms 3.0 Bathrms HBaths  
 EYB: 1985 4614 LAKE WILSON RD N  
 AYB: 1965 Finished Area: 2,325.00  
 Exempt Code  
 LAND VALUE 29,767  
 MISC VALUE 4,160  
 BLDG VALUE 259,520  
 TOTAL VALUE 293,447

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1031 CARPORT	100		807	27.90			90.00			20,263
AC 1051 PORCH-OPEN-FR	100		70	38.80			106.00			2,878
AC 1052 PORCH-OPEN-MAS	100		65	29.10			106.00			2,004
AC 1052 PORCH-OPEN-MAS	100		30	29.10			120.00			1,047
AC 1054 PORCH-SCR-MAS	100		140	45.80			102.00			6,540
AC 1055 PORCH-ENCL-GL	100		243	78.25	1.00	100.00	100.00			19,014
AC 1061 PATIO-CONC	100		315	7.50		100.00	55.00			1,299
AC 1064 DECK-WOOD	100		96	24.95			104.00			2,491
MA 111 SFR-1.0 STY	100		1565	136.00	1.00		100.31			213,498
BA UBM BASEMENT-TOTAL	29		454	37.50						17,025
- AR 10 FORCED AIR HEAT W/ A100			1565	.00						0
- BT BT FULL BATH	100		1	5500.00						5,500
- EW 18 BRICK VENEER	100		186	35.00						6,510
- FC 20 HARDWOOD/CARPET	100		1565	2.00						3,130
- FN 03 CONT WALL-BRICK	100		186	.00						0
- FP 3 1STY SNGL	100		1	5100.00						5,100
- IF 08 DRYWALL/PLASTER	100		1565	.00						0
- RC 07 WOOD SHAKES/3D-SHING100			1565	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1565	.00						0
MA 111 SFR-1.0 STY	100		760	136.00	1.00		114.75			118,605
- EW 18 BRICK VENEER	100		116	35.00						4,060
RCN...					100	x				428,964
QUAL..	C+10				110.00	x				471,854
DEPR.. RC					45.00	-		212,334		212,334 T
--ASV...										259,520

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
UEP->FEP PU'04				2532	66	WD	5/15/2013			162,000
PERMIT CODE: A MO/YR: 102002 NOTE: 9000				AMOUNT	2532	64	QD	5/15/2013	E	
PERMIT CODE: A MO/YR: 111995 NOTE: 25000				AMOUNT	2012	CDTH	CDTH	10/18/2012	E	
					2393	345	WD	1/11/2010	F	45,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STG-FR 12 X 20	240.00	24.00	2000	2000	MFR	75.00	100			1,015	
82 1143	SHELTER-OPEN 8 X 20	160.00	10.50	2000	2000	MAV	55.00	100			756	
83 1173	STG-FR 12 X 12	144.00	24.00	2010	2010	MAV	28.00	100			2,389	
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	RA	AC 0100	.630	35,000.00		.00	.00	.00	135.00	.00	.00	135.00	29,767	

