

DUKE BETTY HINNANT  
 4139 UPCHURCH RD  
 WINSTEAD LD 2.27AC  
 2.270 AC

Wilson County  
 YR 2024 3724517750.000  
 4139 UPCHURCH RD  
 PIN: 3724 51 7750 000  
 DISTRICT: 23 C/SW/TOISNOT FD SWAF

ACCOUNT#: 1052823  
 NBHD: 8331 TOISNOT  
 Plat Bk/Pg 2.00 EXCD: \*\*\*\* NOTICE: 82 3/08/2024  
 APPR: KRC APPR DT: 7/19/2017  
 PAGE 1

Bldg No. 1  
 Imp Desc: R2.0 SFR-UPTO 2.0 STY EYB: 2000 4139 UPCHURCH RD Exempt Code ELD2 LAND VALUE 51,879  
 Grade : C+10 C+10 GRADE AYB: 1987 Finished Area: 1,640.00 MISC VALUE 9,302  
 # of Units 5 Rms 3 Bedrms 2.0 Bathrms 1 HBaths BLDG VALUE 280,161  
 TOTAL VALUE 341,342

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1051 PORCH-OPEN-FR	100		324	38.80			97.00			12,194
AC 1054 PORCH-SCR-MAS	100		132	45.80			110.00			6,650
AC 1064 DECK-WOOD	100		134	24.95			102.00			3,410
AC 1071 UTILITY STG-FR	100		36	39.45			120.00			1,704
MA 113 SFR-2.0 STY	100		808	116.00	2.03		99.38			93,146
MA 113 (UPPER FLOORS)	100		832	116.00	2.03	100.00	99.38			95,912
- AR 10 FORCED AIR HEAT W/ A100			1640	.00						0
- BT HBT HALF BATH	100		1	3667.00						3,667
- EW 02 VINYL SIDING	100		116	.00						0
- FC 20 HARDWOOD/CARPET	100		1640	2.00						3,280
- FN 03 CONT WALL-BRICK	100		116	.00						0
- FP 4 2STY SNGL/1STY DBL	100		1	8125.00						8,125
- IF 01 DRYWALL	100		808	.00						0
- RC 02 COMPOSITION SHINGLE	100		808	.00						0
- RT 03 DOUBLE PITCH ROOF	100		808	.00						0
-----										
RCN...			PCT COMPLETE		100	x				228,088
QUAL..	C+10				110.00	x				250,897
DEPR.. RC					23.00	-		57,706		57,706 T
--ASV...										193,191

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
M.H. SPACE				2530	142	WD	5/02/2013	E		
ADDED STORAGE PER DRIVEBY 4'18				AMOUNT		@	10/25/1999	@		
				1328	575	WD	6/01/1987			10,000
				1197	170	WD	10/01/1980	X		10,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81	1121 GAR-DET-FR 14 X 22	308.00	51.50	1987	1991	MAV	65.00	100			5,663	
82	1173 STG-FR 12 X 16	192.00	24.00	2016	2016	MAV	16.00	100			3,639	
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	AR	AC 5010	2.000	25,000.00		.00	.00	.00	100.00	.00	.00	.00	50,000	ELD2
2	AR	AC 0121	.270	4,000.00		.00	.00	.00	174.00	.00	.00	174.00	1,879	



DUKE BETTY HINNANT  
 4139 UPCHURCH RD  
 WINSTEAD LD 2.27AC  
 2.270 AC

Wilson County  
 YR 2024 3724517750.000  
 4139 UPCHURCH RD  
 PIN: 3724 51 7750 000  
 DISTRICT: 23 C/SW/TOISNOT FD SWAF

ACCOUNT#: 1052823  
 NBHD: 8331 TOISNOT  
 Plat Bk/Pg 2.00 EXCD: \*\*\*\* NOTICE: 82 3/08/2024  
 APPR: KRC APPR DT: 7/19/2017  
 PAGE 3

Bldg No. 2  
 Imp Desc: RGH SFR-GUEST HOUSE EYB: 2010 4139 UPCHURCH RD Exempt Code  
 Grade : C-10 C-10 GRADE AYB: 1987 Finished Area: 896.00  
 # of Units 4 Rms 1 Bedrms 1.0 Bathrms HBaths

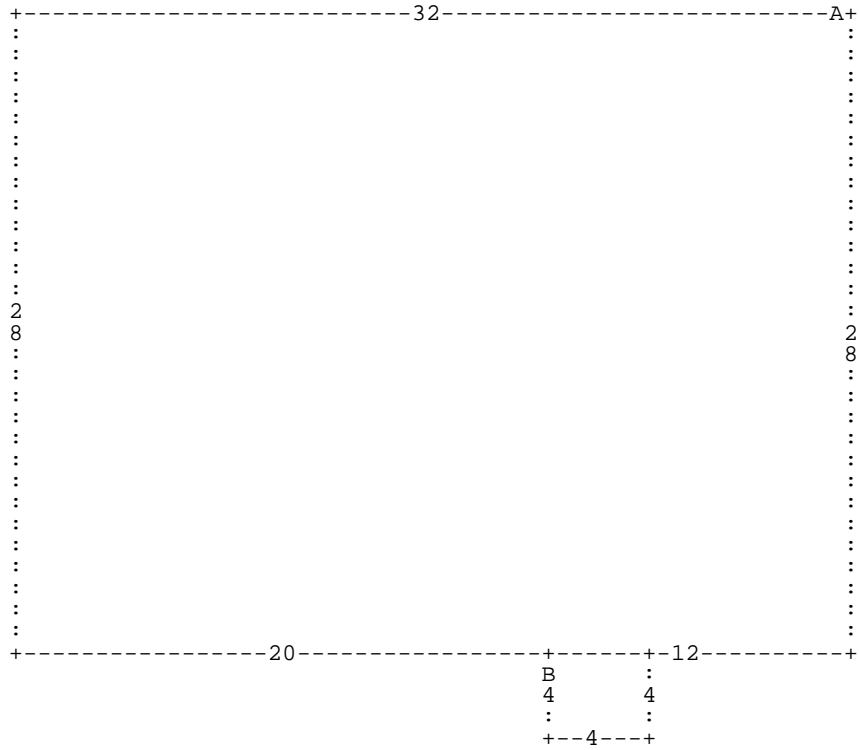
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1052 PORCH-OPEN-MAS	100		16	29.10		100.00	120.00			558
MA 171 SFR-GUEST HOME	100		896	115.50	1.00		111.50			115,388
- AR 27 ELECTRIC HEAT PUMP	100		896	.00						0
- BT BT FULL BATH	0		1-	5500.00						5,500-
- EW 02 VINYL SIDING	100		120	.00						0
- FC 48 VINYL/CARPET	100		896	.00						0
- FN 06 SPREAD FOOTING	100		120	5.30-						636-
- IF 01 DRYWALL	100		896	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		896	.00						0
- RT 03 DOUBLE PITCH ROOF	100		896	.00						0
RCN...			PCT COMPLETE		100	x				109,810
QUAL..	C-10				90.00	x				98,829
DEPR.. RC					12.00	-		11,859		11,859 T
--ASV...										86,970

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
AMOUNT									
AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
---	------	-----------	----------	-----------	------	------	------	------	------	------	------	-----	-----	-------



:A DL32 DD28 DR20 :B DD4 DR4 DU4 DL4 \* DR12 DU28 \*

A= MA 171

896.00 SFR-GUEST HOM

B= AC 1052

16.00 PORCH-OPEN-MA