

SANDBAR PORTFOLIO OWNER LLC
 1605 HERRING AVE NE
 .869 AC

Wilson County
 YR 2024 3732041458.000
 1605 HERRING AVE NE
 PIN: 3732 04 1458 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1124433
 NBHD: 8376 WILSON_EAST_B-4
 Plat Bk/Pg
 EXCD: APPR: KRC APPR DT: 1/11/2017
 NOTICE: 82 3/08/2024

Bldg No. 1 PHILLIPS 66 HANDY MART
 Imp Desc: 1107 CONVENIENCE STORE
 Grade : C+05 C+05 GRADE
 # of Units 1 Rms Bedrms Bathrms HBaths
 EYB: 2003 1605 HERRING AVE NE
 AYB: 1983 Finished Area: 2,080.00
 Exempt Code
 LAND VALUE 170,536
 MISC VALUE 30,900
 BLDG VALUE 104,037
 TOTAL VALUE 305,473

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
MA 704 CONVENIENCE STORE	100		2080	90.00	1.00		110.00	100.00		205,920
- AR 10 FORCED AIR HEAT W/ A100			2080	.00						0
- EW 19 CONCRETE BLOCK-12"	100		184	.00						0
- FC 05 VINYL	100		2080	.00						0
- FN 06 SPREAD FOOTING	100		184	5.30-						975-
- FT 05 STEEL	100		2080	10.60						22,048
- IF 01 DRYWALL	100		2080	.00						0
- RC 04 METAL-CORRUGATED	100		2080	1.65						3,432
- RS 03 STEEL TRUSS	100		2080	.00						0
RCN...			PCT COMPLETE		100	x				230,425
QUAL..	C+05				105.00	x				241,945
DEPR..	C30				57.00	-		137,908		137,908 T
--ASV...										104,037

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
MATTHEW STORM DAMAGE PER CITY NVC 4'17				2937	632	SWD	12/13/2021		1,485,000	
PERMIT CODE: R MO/YR: 101999 NOTE: 14000				2931	423	SWD	11/08/2021		677,000	
PERMIT CODE: A MO/YR: 011997 NOTE: 7468				2112	903	WD	6/28/2005	X		
PERMIT CODE: R MO/YR: 111995 NOTE: 5100						@	10/25/1999	@		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1146	CANOPY-SERV STA 24 X 40	960.00	25.00	1983	1986	MGD	60.00	100			12,000	
82 1195	PAVING-ASP	12,000.00	5.00	1983	1986	MAV	65.00	100			18,900	
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	GC	SF 0711	37,897.000	3.00		.00	.00	.00	100.00	.00	150.00	150.00	170,536	

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:A DL52 DD40 DR52 DU40 *

A= MA 704 2,080.00 CONVENIENCE S