

SIMPKINS FRANCENA HOWELL  
 305 N BROAD ST  
 1.00LT  
 .255 AC

Wilson County  
 YR 2024 3735716381.000  
 305 N BROAD ST  
 PIN: 3735 71 6381 000  
 DISTRICT: 7 C/CIEC/FRTO-ELM

ACCOUNT#: 69932516  
 NBHD: 8105 ELM\_CITY\_R-10  
 Plat Bk/Pg  
 EXCD: \*\*\*\* NOTICE: 82 3/08/2024  
 APPR: KRC APPR DT: 8/19/2016  
 PAGE 1

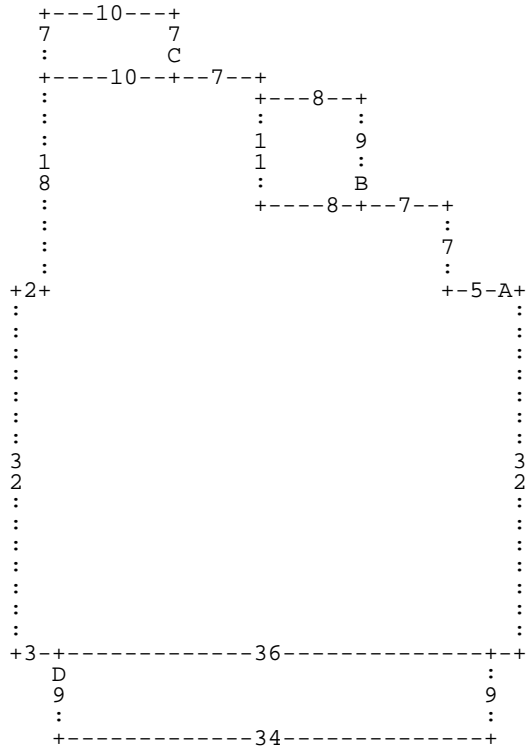
Bldg No. 1  
 Imp Desc: R2.0 SFR-UPTO 2.0 STY EYB: 1965 305 N BROAD ST Exempt Code ELD2 LAND VALUE 20,000  
 Grade : C-05 C-05 GRADE AYB: 1927 Finished Area: 3,036.00 MISC VALUE 19,545  
 # of Units 7 Rms 5 Bedrms 2.0 Bathrms HBaths BLDG VALUE 98,102  
 TOTAL VALUE 137,647

| TYPE/CODE/DESCRIPTION        | PCT  | %CMP | UNITS        | RATE   | STR#  | STR%   | SIZ%   | HGT%    | PER% | COST      |
|------------------------------|------|------|--------------|--------|-------|--------|--------|---------|------|-----------|
| AC 1051 PORCH-OPEN-FR        | 100  |      | 306          | 38.80  |       |        | 97.00  |         |      | 11,516    |
| AC 1054 PORCH-SCR-MAS        | 100  |      | 72           | 45.80  |       |        | 106.00 |         |      | 3,495     |
| AC 1071 UTILITY STG-FR       | 100  |      | 70           | 39.45  |       |        | 106.00 |         |      | 2,927     |
| MA 113 SFR-2.0 STY           | 100  |      | 1659         | 116.00 | 1.83  |        | 88.50  |         |      | 170,312   |
| MA 113 (UPPER FLOORS)        | 100  |      | 1377         | 116.00 | 1.83  | 100.00 | 88.50  |         |      | 141,362   |
| - AR 04 NO AC & EL BASEBOARD | 100  |      | 3036         | 5.25-  |       |        |        |         |      | 15,939-   |
| - EW 18 BRICK VENEER         | 100  |      | 178          | 35.00  |       |        |        |         |      | 6,230     |
| - FC 10 SOFTWOOD             | 100  |      | 3036         | 4.35   |       |        |        |         |      | 13,206    |
| - FN 03 CONT WALL-BRICK      | 100  |      | 178          | .00    |       |        |        |         |      | 0         |
| - IF 02 PANELING             | 100  |      | 1659         | .00    |       |        |        |         |      | 0         |
| - RC 02 COMPOSITION SHINGLE  | 100  |      | 1659         | .00    |       |        |        |         |      | 0         |
| - RT 04 HIP ROOF             | 100  |      | 1659         | .00    |       |        |        |         |      | 0         |
| RCN...                       |      |      | PCT COMPLETE |        | 100   | x      |        |         |      | 333,109   |
| QUAL..                       | C-05 |      |              |        | 95.00 | x      |        |         |      | 316,455   |
| DEPR.. RC                    |      |      |              |        | 69.00 | -      |        | 218,353 |      | 218,353 T |
| --ASV...                     |      |      |              |        |       |        |        |         |      | 98,102    |

| PROPERTY NOTES:      | PERMIT NO | TYPE | DATE | BOOK | PAGE | DT | DATE       | QS | SALES | PRICE |
|----------------------|-----------|------|------|------|------|----|------------|----|-------|-------|
| FIRE IN BEDROOM 1986 |           |      |      | 1602 | 912  | WD | 10/25/1999 | @  |       |       |
|                      | AMOUNT    |      |      | 407  | 402  | WD | 9/27/1996  |    |       |       |
|                      | AMOUNT    |      |      |      |      |    | 9/01/1950  | X  |       |       |

| MISC CODE | DESC                    | UNITS  | RATE  | AYB  | EYB  | DT  | PCT   | %CMP | ADD.DEPR | PCT | VALUE  | EXMPT |
|-----------|-------------------------|--------|-------|------|------|-----|-------|------|----------|-----|--------|-------|
| 82        | 1173 STORAGE 014 X 016  | 224.00 | 24.00 | 1960 | 1963 | MFR | 75.00 | 100  |          |     | 947    |       |
| 83        | 1178 METAL GARAGE 3 BAY | 900.00 | 28.00 | 2015 | 2015 | MAV | 18.00 | 100  |          |     | 18,598 |       |
|           |                         |        |       |      |      |     | .00   |      |          |     |        |       |
|           |                         |        |       |      |      |     | .00   |      |          |     |        |       |

| # | ZONE | TYPE/CODE | LAND | QTY   | LAND RATE | DPTH | DPT% | TOP% | LOC% | SIZ%   | SHP% | OTH% | ADJ | FMV    | EXMPT |
|---|------|-----------|------|-------|-----------|------|------|------|------|--------|------|------|-----|--------|-------|
| 1 | R10  | LT 0100   |      | 1.000 | 20,000.00 | 132  | .00  | .00  | .00  | 100.00 | .00  | .00  | .00 | 20,000 | ELD2  |



:A DL5 DU7 DL7 :B DU9 DL8 DD9 DR8 \* DL8 DU11 DL7 :C DU7 DL10 DD7 DR10 \* DL10 DD1  
8 DL2 DD32 DR3 :D DD9 DR34 DU9 DL34 \* DR36 DU32 \*

**A=** MA 113            1,659.00 SFR-2.0 STY            **B=** AC 1054            72.00 PORCH-SCR-MAS            **C=** AC 1071            70.00 UTILITY STG-F  
**D=** AC 1051            306.00 PORCH-OPEN-FR