

NEAL AUDREY ROSS
4240 KENT RD
L8S3 LARKSPUR 1.00LT
.460 AC

Wilson County
YR 2024 3742318788.000
4240 KENT RD
PIN: 3742 31 8788 000
DISTRICT: 12 C/SW/EAST NASH SWAF

ACCOUNT#: 86485000
NBHD: 8163 LARKSPUR
Plat Bk/Pg 1.00 EXCD:

PAGE 1
APPR: REV APPR DT: 7/08/2015
NOTICE: 82 3/08/2024

Bldg No. 1
Imp Desc: R1.0 SFR-1.0 STY
Grade : C+05 C+05 GRADE
of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths
EYB: 1982 4240 KENT RD
AYB: 1972 Finished Area: 1,326.00
Exempt Code
LAND VALUE 18,000
MISC VALUE 9,125
BLDG VALUE 102,785
TOTAL VALUE 129,910

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1051 PORCH-OPEN-FR	100		48	38.80			110.00			2,048
AC 1061 PATIO-CONC	100		240	7.50		100.00	58.00			1,044
MA 111 SFR-1.0 STY	100		1326	136.00	1.00		103.25			186,196
- AR 10 FORCED AIR HEAT W/ A100	100		1326	.00						0
- EW 18 BRICK VENEER	100		154	35.00						5,390
- FC 48 VINYL/CARPET	100		1326	.00						0
- FN 03 CONT WALL-BRICK	100		154	.00						0
- FP 3 1STY SNGL	100		1	5100.00						5,100
- IF 01 DRYWALL	100		1326	.00						0
- RC 02 COMPOSITION SHINGLE	100		1326	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1326	.00						0

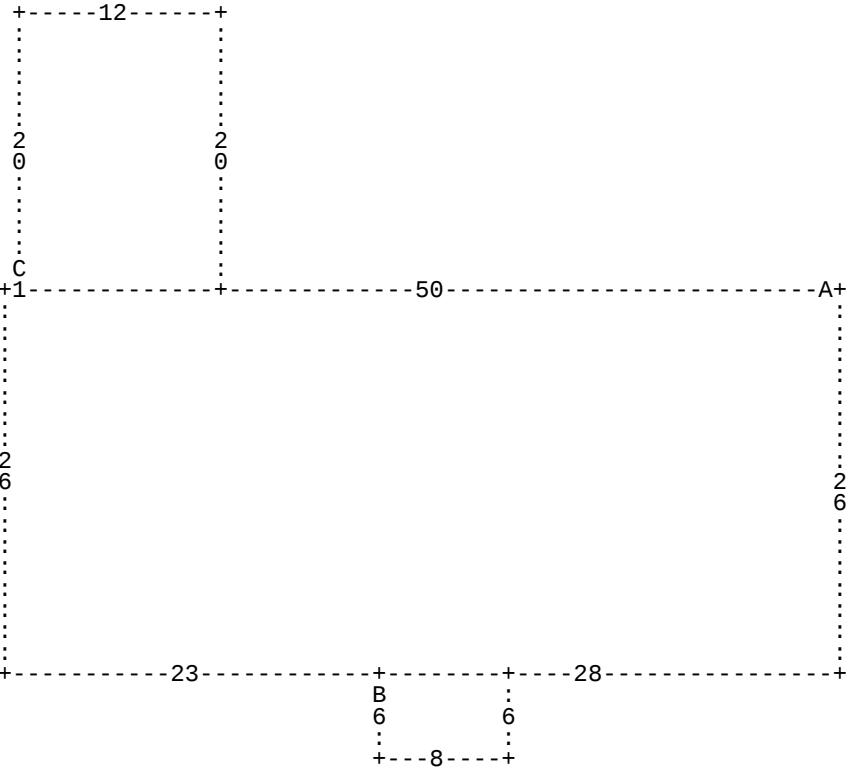
RCN...		PCT COMPLETE	100	X		199,778
QUAL..	C+05		105.00	X		209,766
DEPR.. RC			51.00	-	106,981	106,981 T
--ASV...						102,785

PROPERTY NOTES:
C & P AUTO SALES

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES PRICE
AMOUNT			1418	383	WD	10/25/1999	@	
AMOUNT			1066	684	WD	5/07/1991	E	
						12/14/1971	X	16,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 66013	DWELLING 24 X 35	840.00	15.00	1972	1978	MFR	75.00	100			2,363	
82 1173	STORAGE 011 X 016	176.00	24.00	1972	1978	MAV	65.00	100			1,390	
83 1164	DECK-WOOD-DET 16 X 26	416.00	24.95	1995	1995	MAV	65.00	100			3,270	
84 1164	DECK-WOOD-DET 16 X 16	256.00	24.95	1995	1995	MAV	65.00	100			2,102	

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	R20	LT 5010	1.000	18,000.00	200	.00	.00	.00	100.00	.00	.00	.00	18,000	



:A DL50 :C DU20 DR12 DD20 DL12 * DL1 DD26 DR23 :B DD6 DR8 DU6 DL8 * DR28 DU26 *

A= MA 111 1,326.00 SFR-1.0 STY B= AC 1051 48.00 PORCH-OPEN-FR C= AC 1061 240.00 PATIO-CONC