

LOCUS LOFTON REVOCABLE TRUST
4225 LARKSPUR RD
L24S1 LARKSPUR 1.00LT
.432 AC

Wilson County
YR 2024 3742322052.000
4225 LARKSPUR RD
PIN: 3742 32 2052 000
DISTRICT: 12 C/SW/EAST NASH SWAF

ACCOUNT#: 1129730
NBHD: 8163 LARKSPUR
Plat Bk/Pg 1.00 EXCD:

PAGE 1
APPR: REV APPR DT: 7/17/2015
NOTICE: 82 3/08/2024

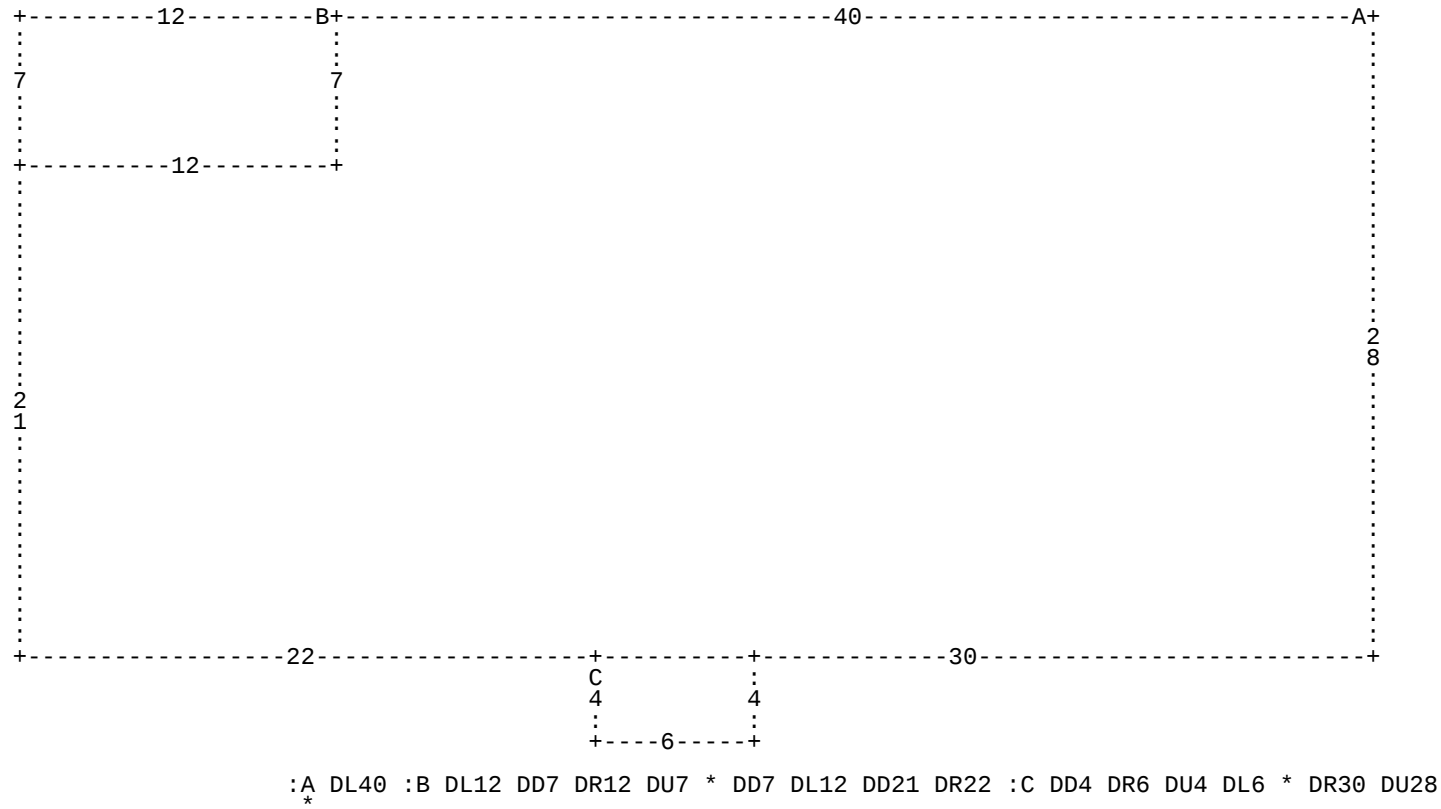
Bldg No. 1
Imp Desc: R1.0 SFR-1.0 STY
Grade : C+05 C+05 GRADE
of Units 4 Rms 3 Bedrms 1.0 Bathrms 1 HBaths
Exempt Code
LAND VALUE 18,000
MISC VALUE 622
BLDG VALUE 98,100
TOTAL VALUE 116,722

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1051 PORCH-OPEN-FR	100		24	38.80			120.00			1,117
AC 1071 UTILITY STG-FR	100		84	39.45			106.00			3,512
MA 111 SFR-1.0 STY	100		1372	136.00	1.00		102.88			191,964
- AR 27 ELECTRIC HEAT PUMP	100		1372	.00						0
- BT BT FULL BATH	100		1	5500.00						5,500
- BT HBT HALF BATH	100		1	3667.00						3,667
- EW 18 BRICK VENEER	100		160	35.00						5,600
- FC 20 HARDWOOD/CARPET	100		1372	2.00						2,744
- FN 03 CONT WALL-BRICK	100		160	.00						0
- IF 07 DRYWALL/PANELING	100		1372	.00						0
- RC 02 COMPOSITION SHINGLE	100		1372	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1372	.00						0
RCN...					100	X				203,104
QUAL..					105.00	X				213,259
DEPR.. RC					54.00	-		115,159		115,159 T
--ASV...										98,100

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES PRICE
RENTAL \$325 MONTH				3003	601	WD	2/08/2023	E	
AR CHG TO AR27 4 2012/JHB				2021	CDTH	CDTH	10/11/2021	E	
						@	10/25/1999	@	
				1658	171	WD	2/17/1998		60,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STORAGE 012 X 012	144.00	24.00	1970	1973	MFR	75.00	100			622	
							.00					
							.00					
							.00					

#	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	198	.00	.00	.00	100.00	.00	.00	.00	18,000	



A= MA 111

1,372.00 SFR-1.0 STY

B= AC 1071

84.00 UTILITY STG-F

C= AC 1051

24.00 PORCH-OPEN-FR