

Wilson County
WATSON FRANCINE F N2 FOUND YR 2024 3742322785.000 ACCOUNT#: 69928203 PAGE 1
4109 KENT RD 4109 KENT RD NBHD: 8163 LARKSPUR
L18S1 LARKSPUR 1.00LT PIN: 3742 32 2785 000 Plat Bk/Pg APPR: REV APPR DT: 7/08/2015
.468 AC DISTRICT: 12 C/SW/EAST NASH SWAF 1.00 EXCD: NOTICE: 82 3/08/2024

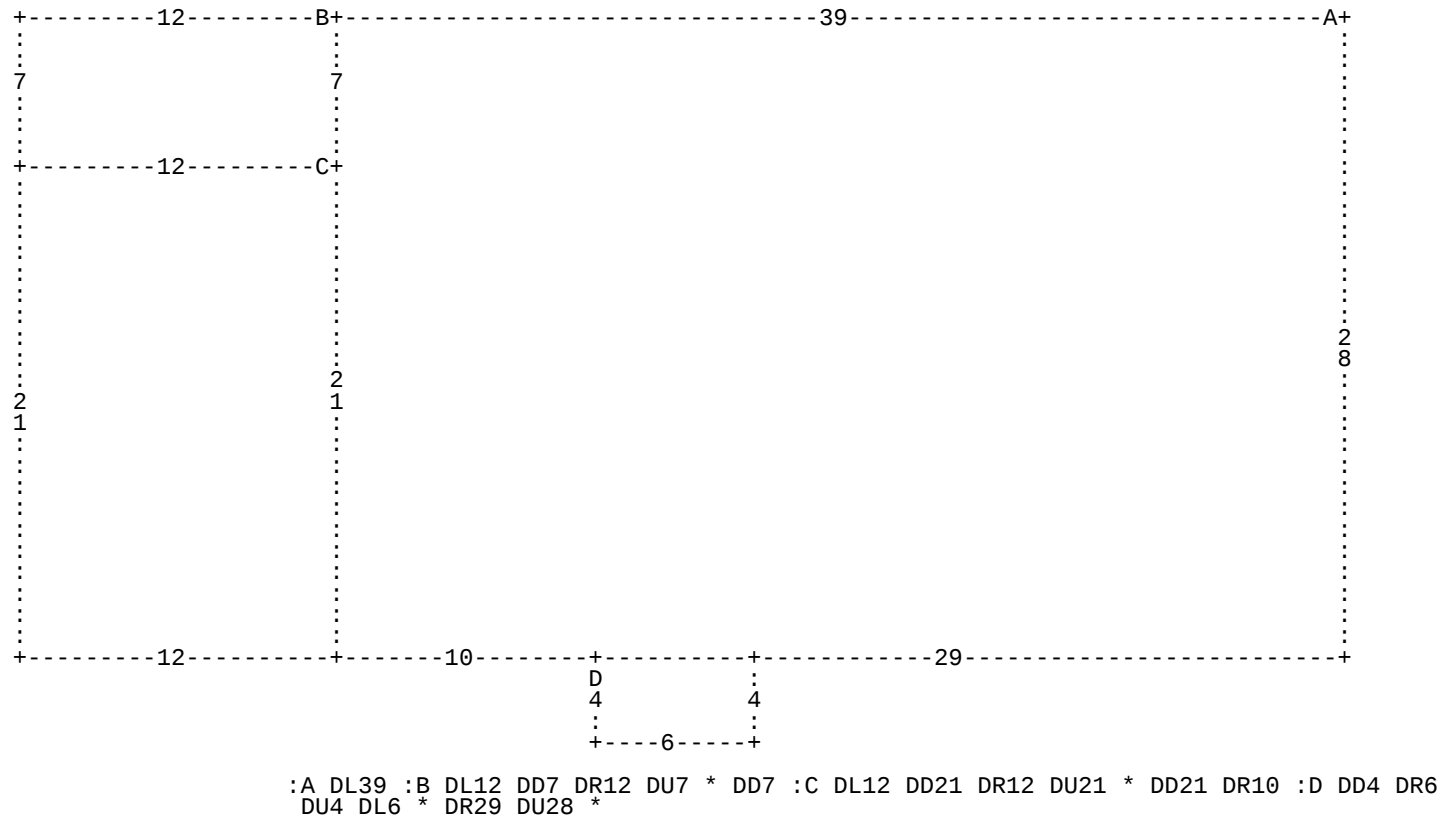
Bldg No.	1					Exempt Code				LAND VALUE	18,000
Imp Desc:	R1.0	SFR-1.0 STY	EYB: 1980	4109 KENT RD					MISC VALUE	0	
Grade :	C+05	C+05 GRADE	AYB: 1970	Finished Area:	1,092.00				BLDG VALUE	86,832	
# of Units	4 Rms	3 Bedrms	1.0 Bathrms	1 HBaths					TOTAL VALUE	104,832	
TYPE/CODE/DESCRIPTION		PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1031 CARPORT		100		252	27.90			97.00			6,819
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		1092	136.00	1.00		107.25			159,279
- AR N NO AC		100		1092	3.35-						3,658-
- AR 07 ADEQUATE HEAT		100		1092	.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		134	35.00						4,690
- FC 03 HARDWOOD		100		1092	4.35						4,750
- FN 03 CONT WALL-BRICK		100		134	.00						0
- FP 3 1STY SNGL		100		1	5100.00						5,100
- IF 01 DRYWALL		100		1092	.00						0
- RC 02 COMPOSITION SHINGLE		100		1092	.00						0
- RT 03 DOUBLE PITCH ROOF		100		1092	.00						0
RCN...				PCT COMPLETE	100	X					179,776
QUAL..		C+05			105.00	X					188,764
DEPR.. RC					54.00	-			101,932		101,932 T
--ASV...											86,832

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
AMOUNT			1537	700	WD	10/25/1999	@		
			1124	223	WD	11/11/1994	X	45,000	
AMOUNT						5/01/1976	X	22,500	

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
							.00					
							.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	200	.00	.00	.00	100.00	.00	.00	.00	18,000	



A= MA 111
D= AC 1051

1,092.00 SFR-1.0 STY
24.00 PORCH-OPEN-FR

B= AC 1071

84.00 UTILITY STG-F

C= AC 1031

252.00 CARPORT