

MONTROYA LEONEL REYES
 4309 KENT RD
 L15S3 LARKSPUR 1.00LT
 .460 AC

N2 FOUND YR 2024 3742411245.000
 4309 KENT RD
 PIN: 3742 41 1245 000
 DISTRICT: 12 C/SW/EAST NASH

Wilson County
 ACCOUNT#: 1104361
 NBHD: 8163 LARKSPUR
 Plat Bk/Pg EXCD:

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 APPR: KRC APPR DT: 8/20/2019
 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

EYB: 1981 4309 KENT RD
 AYB: 1971 Finished Area: 975.00
 Exempt Code

LAND VALUE 18,000
 MISC VALUE 0
 BLDG VALUE 83,245
 TOTAL VALUE 101,245

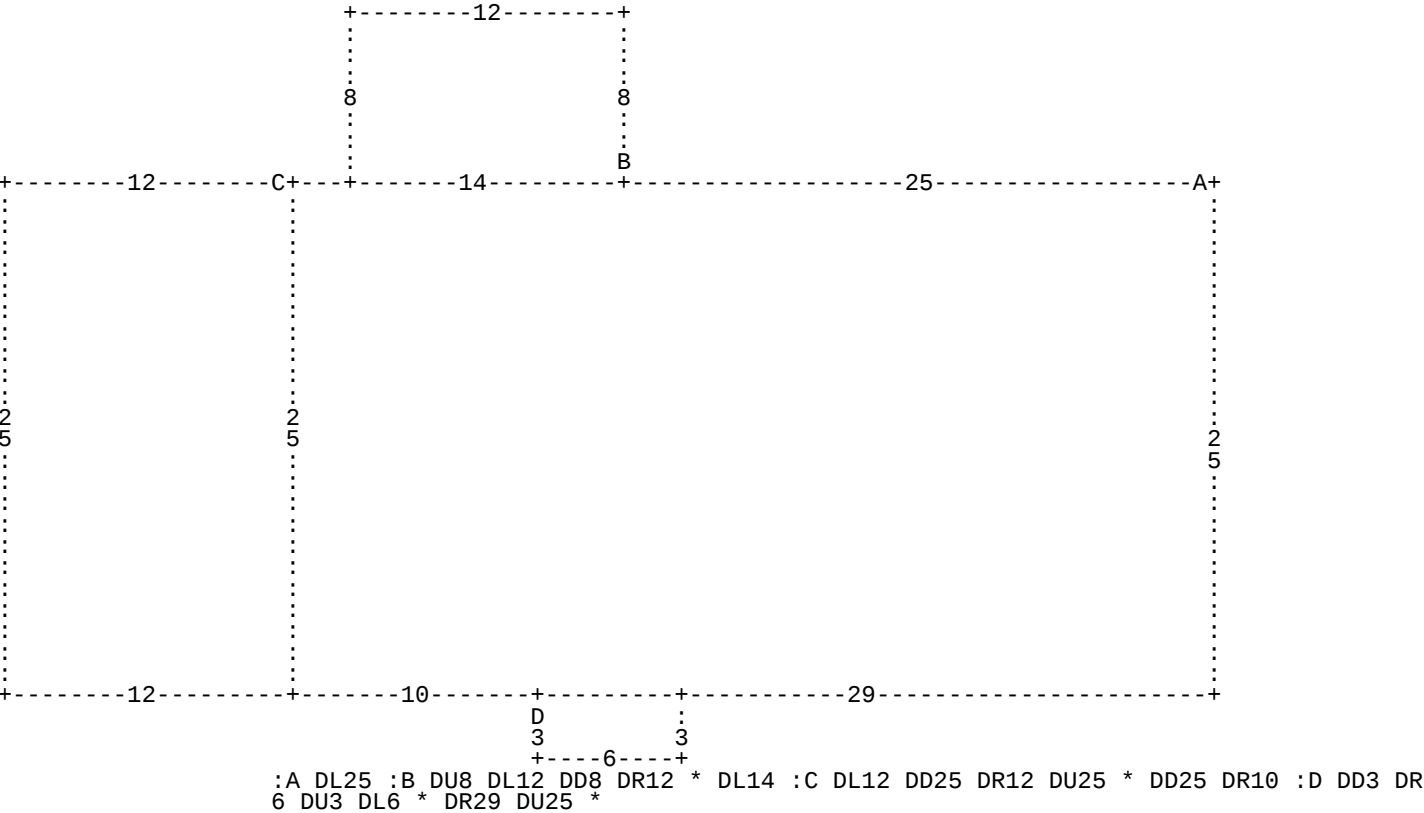
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1021 GARAGE-ATT-FR	100		300	42.55			110.00			14,041
AC 1053 STOOP-MAS	100		18	19.40			120.00			419
AC 1061 PATIO-CONC	100		96	7.50			70.00			504
MA 111 SFR-1.0 STY	100		975	136.00	1.00		109.81			145,607
- AR 27 ELECTRIC HEAT PUMP	100		975	.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		128	35.00						4,480
- FC 20 HARDWOOD/CARPET	100		975	2.00						1,950
- FN 03 CONT WALL-BRICK	100		128	.00						0
- IF 01 DRYWALL	100		975	.00						0
- RC 02 COMPOSITION SHINGLE	100		975	.00						0
- RT 04 HIP ROOF	100		975	.00						0

RCN...			PCT COMPLETE		100	X				165,168
QUAL..		C+05			105.00	X				173,426
DEPR.. RC					52.00	-		90,181		90,181 T
--ASV...										83,245

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES PRICE
HOME UNDER RENOVATION 6/19/14				2757	260	WD	9/12/2018	C	
PICS IN SCANS REMEASURED 11/4/13	AMOUNT			2752	795	CA	8/06/2018	C	
RENO COMP 4'20	AMOUNT			2750	846	WD	7/19/2018		15,000
				2502	939	WD	10/05/2012	X	16,000

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	975.00 SFR-1.0 STY	B= AC 1061	96.00 PATIO-CONC	C= AC 1021	300.00 GARAGE-ATT-FR
D= AC 1053	18.00 STOOP-MAS				