

PENDER MINNIE FINCH
4253 KENT RD
L4S3 LARKSPUR 1.00LT
.463 AC

Wilson County
YR 2024 3742412795.000
4253 KENT RD
PIN: 3742 41 2795 000
DISTRICT: 12 C/SW/EAST NASH SWAF

ACCOUNT#: 1108146
NBHD: 8163 LARKSPUR
Plat Bk/Pg 1.00 EXCD: ELD2
APPR: REV APPR DT: 7/08/2015
NOTICE: 82 3/08/2024

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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: 1978 4253 KENT RD
AYB: 1973 Finished Area: 1,341.00
Exempt Code
LAND VALUE 18,000
MISC VALUE 8,691
BLDG VALUE 94,108
TOTAL VALUE 120,799

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1031 CARPORT	100		228	27.90			100.00			6,361
AC 1051 PORCH-OPEN-FR	100		120	38.80			104.00			4,842
AC 1071 UTILITY STG-FR	100		42	39.45		100.00	110.00			1,822
MA 111 SFR-1.0 STY	100		1341	136.00	1.00		103.25			188,303
- AR 10 FORCED AIR HEAT W/ A100	100		1341	.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		168	35.00						5,880
- FC 54 CARPET/ASPHALT TILE	100		1341	1.25-						1,676-
- FN 03 CONT WALL-BRICK	100		168	.00						0
- IF 01 DRYWALL	100		1341	.00						0
- RC 02 COMPOSITION SHINGLE	100		1341	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1341	.00						0

RCN...	PCT COMPLETE	100	X	203,699	
QUAL..		105.00	X	213,882	
DEPR.. RC		56.00	-	119,774	T
--ASV...				94,108	

PROPERTY NOTES:
AP SFD 5% FOR CRACKS ON BOTH SIDES /JHB
PERMIT CODE: A MO/YR: 111993 NOTE: 18000

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			2016	CDTH	CDTH	12/28/2016	E		
AMOUNT					@	10/25/1999	@		
AMOUNT			1089	469	WD	8/15/1973	X	17,500	

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STORAGE 011 X 014	154.00	24.00	1975	1978	MPR	80.00	100			348	
82 1121	GARAGE 024 X 040	960.00	51.50	1987	1990	MFR	75.00	100			8,343	
							.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	

