

PIPKIN LINDA MORGAN
4718 MATTHEWS RD
L1+ GREEN FARM LD 2.21AC
2.210 AC

Wilson County
YR 2024 3743733017.000
4718 MATTHEWS RD
PIN: 3743 73 3017 000
DISTRICT: 23 C/SW/TOISNOT FD SWAF

ACCOUNT#: 69920305
NBHD: 8121 GARDNERS
Plat Bk/Pg 22 28
EXCD: APPR: REV APPR DT: 7/09/2015
NOTICE: 82 3/08/2024

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Bldg No. 1
Imp Desc: R1.0 SFR-1.0 STY
Grade : C+10 C+10 GRADE
of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths
EYB: 1985 4718 MATTHEWS RD
AYB: 1985 Finished Area: 2,052.00
Exempt Code
LAND VALUE 34,527
MISC VALUE 64,757
BLDG VALUE 176,931
TOTAL VALUE 276,215

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1052 PORCH-OPEN-MAS	100		80	29.10			106.00			2,467
AC 1064 DECK-WOOD	100		528	24.95			90.00			11,856
MA 111 SFR-1.0 STY	100		2052	136.00	1.00		95.25			265,816
- AR 16 GAS STEAM RADIATION	100		2052	.00						0
- EW 18 BRICK VENEER	100		206	35.00						7,210
- FC 48 VINYL/CARPET	100		2052	.00						0
- FN 03 CONT WALL-BRICK	100		206	.00						0
- FP 3 1STY SNGL	100		1	5100.00						5,100
- IF 01 DRYWALL	100		2052	.00						0
- RC 02 COMPOSITION SHINGLE	100		2052	.00						0
- RT 03 DOUBLE PITCH ROOF	100		2052	.00						0

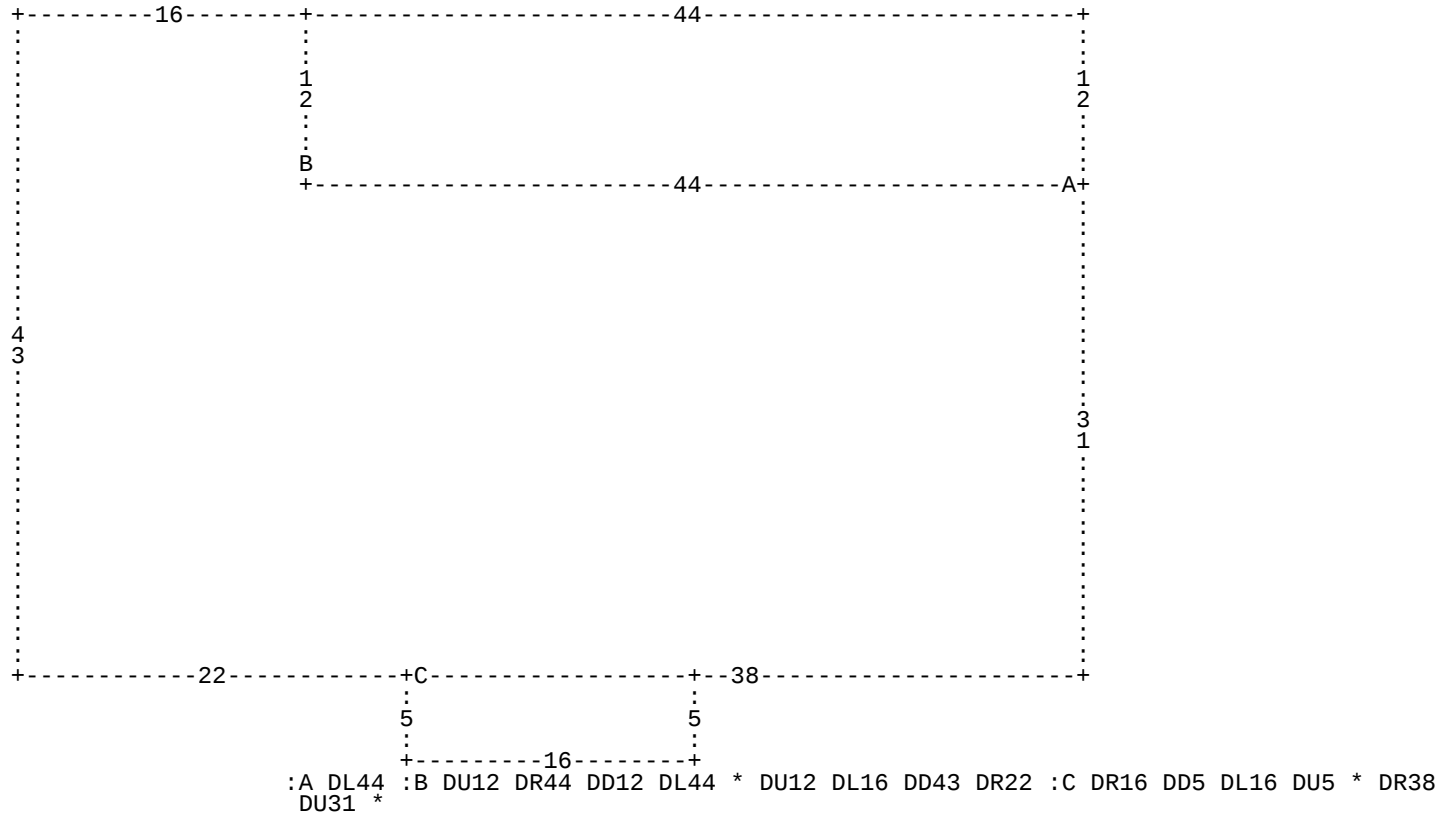
RCN...	PCT COMPLETE	100	X			292,449
QUAL...		110.00	X			321,693
DEPR.. RC		45.00	-	144,762		144,762 T
--ASV...						176,931

PROPERTY NOTES:
ADDED POOL/CLUB HOUSE '94
PERMIT CODE: N MO/YR: 121993 NOTE: 30000

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
AMOUNT			1475	794	WD	10/25/1999 @			
			91E	542	WI	3/12/1993 X		4,000	
AMOUNT			1300	530	WD	11/18/1991 E			
						6/05/1986 E		43,500	

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 510	CLUB HOUSE 36 X 36	1,296.00	85.00	1994	1994	MAV	65.00	100			38,556	
82 1151	PORCH-DET-FR 36 X 10	360.00	41.55	1994	1994	MAV	65.00	100			5,026	
83 1182	POOL-INGROUND	1,100.00	55.00	1994	1994	MAV	65.00	100			21,175	
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	AR	AC 5010	1.000	24,000.00		.00	.00	.00	100.00	.00	.00	.00	24,000	
2	AR	AC 0121	1.210	5,000.00		.00	.00	.00	174.00	.00	.00	174.00	10,527	



A= MA 111

2,052.00 SFR-1.0 STY

B= AC 1064

528.00 DECK-WOOD

C= AC 1052

80.00 PORCH-OPEN-MA