

VIVENTI DION JOHN  
4709 MATTHEWS RD  
10.750 AC

N2 FOUND YR 2024 3743834976.000  
4709 MATTHEWS RD  
PIN: 3743 83 4976 000  
DISTRICT: 23 C/SW/TOISNOT FD SWAF

Wilson County  
ACCOUNT#: 1126793  
NBHD: 8121 GARDNERS  
Plat Bk/Pg 1.00 EXCD:

PAGE 1  
APPR: REV APPR DT: 7/09/2015  
NOTICE: 82 3/08/2024

Bldg No. 1  
Imp Desc: R1.0 SFR-1.0 STY  
Grade : C C GRADE  
# of Units 5 Rms 2 Bedrms 1.0 Bathrms HBaths

EYB: 2009 4709 MATTHEWS RD  
AYB: 1994 Finished Area: 1,281.00

Exempt Code  
LAND VALUE 64,994  
MISC VALUE 2,599  
BLDG VALUE 150,043  
TOTAL VALUE 217,636

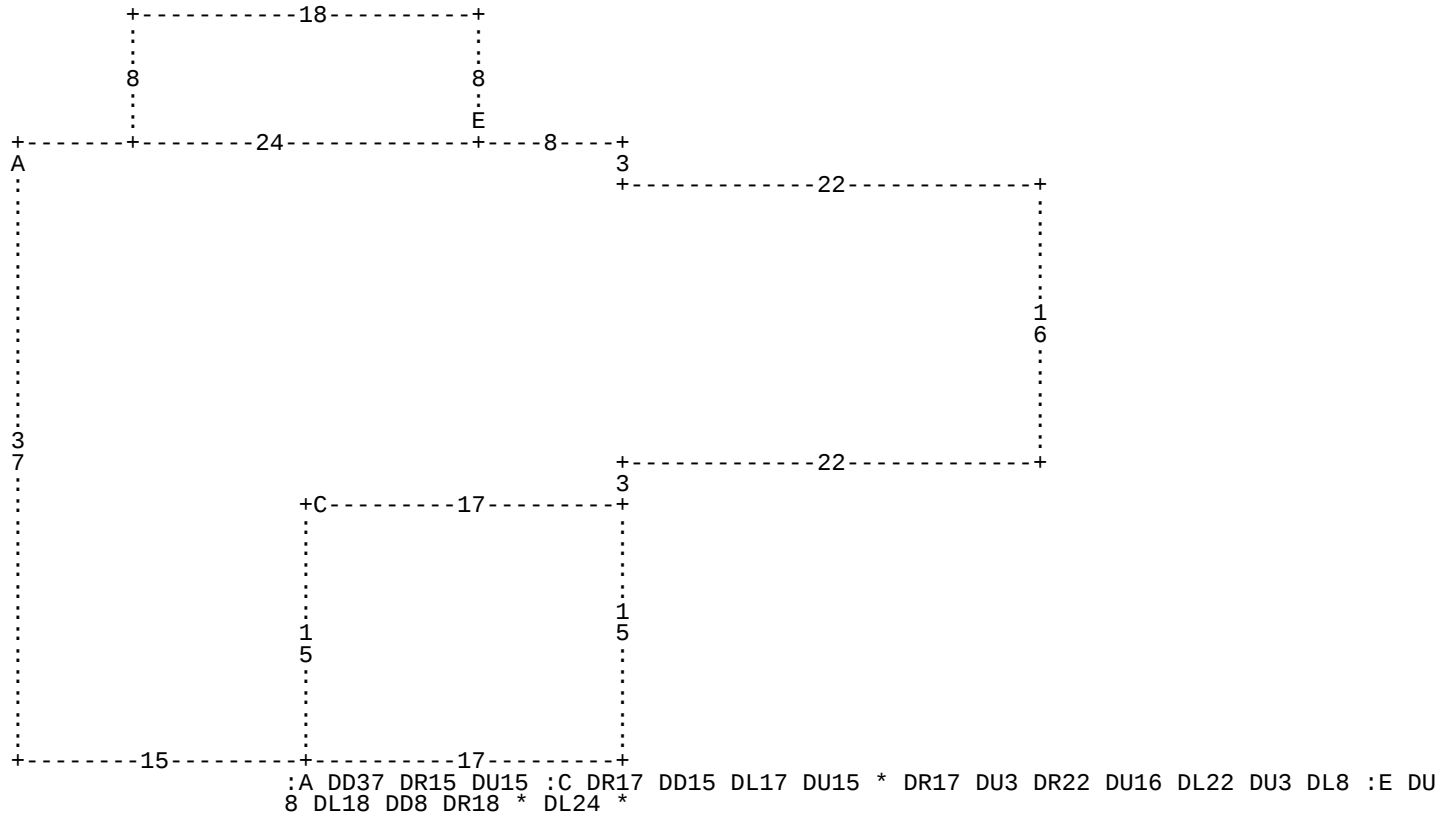
| TYPE/CODE/DESCRIPTION       | PCT | %CMP | UNITS        | RATE    | STR#   | STR% | SIZ%   | HGT%   | PER% | COST     |
|-----------------------------|-----|------|--------------|---------|--------|------|--------|--------|------|----------|
| AC 1061 PATIO-CONC          | 100 |      | 255          | 7.50    |        |      | 58.00  |        |      | 1,109    |
| AC 1061 PATIO-CONC          | 100 |      | 144          | 7.50    |        |      | 64.00  |        |      | 691      |
| MA 111 SFR-1.0 STY          | 100 |      | 1281         | 136.00  | 1.00   |      | 104.00 |        |      | 181,184  |
| - AR 27 ELECTRIC HEAT PUMP  | 100 |      | 1281         | .00     |        |      |        |        |      | 0        |
| - BT BT FULL BATH           | 100 |      | 1-           | 5500.00 |        |      |        |        |      | 5,500-   |
| - EW 02 VINYL SIDING        | 100 |      | 182          | .00     |        |      |        |        |      | 0        |
| - FC 48 VINYL/CARPET        | 100 |      | 1281         | .00     |        |      |        |        |      | 0        |
| - FN 06 SPREAD FOOTING      | 100 |      | 182          | 5.30-   |        |      |        |        |      | 964-     |
| - IF 01 DRYWALL             | 100 |      | 1281         | .00     |        |      |        |        |      | 0        |
| - RC 02 COMPOSITION SHINGLE | 100 |      | 1281         | .00     |        |      |        |        |      | 0        |
| - RT 03 DOUBLE PITCH ROOF   | 100 |      | 1281         | .00     |        |      |        |        |      | 0        |
| RCN...                      |     |      | PCT COMPLETE |         | 100    | X    |        |        |      | 176,520  |
| QUAL..                      |     |      |              |         | 100.00 | X    |        |        |      | 176,520  |
| DEPR.. RD                   |     |      |              |         | 15.00  | -    |        | 26,477 |      | 26,477 T |
| --ASV...                    |     |      |              |         |        |      |        |        |      | 150,043  |

PROPERTY NOTES:  
GARAGE TURNED TO LIVING SPACE, CORRECTED HVAC TO CENT.  
ADDED STORAGE  
PERMIT-NEW HVAC 4 '16  
PERMIT CODE: A MO/YR: 092000 NOTE: 4000

| PERMIT NO | TYPE | DATE | BOOK       | PAGE | DT | DATE | QS | SALES PRICE |
|-----------|------|------|------------|------|----|------|----|-------------|
| 2958      | 826  | WD   | 4/18/2022  |      |    |      |    | 207,000     |
| 2949      | 620  | WD   | 2/22/2022  |      |    |      |    | 198,000     |
| 2559      | 330  | QD   | 12/18/2013 | C    |    |      |    |             |
| 2074      | 271  | WD   | 12/08/2004 | X    |    |      |    | 85,000      |

| MISC CODE | DESC           | UNITS  | RATE  | AYB  | EYB  | DT  | PCT   | %CMP | ADD.DEPR | PCT | VALUE | EXMPT |
|-----------|----------------|--------|-------|------|------|-----|-------|------|----------|-----|-------|-------|
| 81 1173   | STG-FR 16 X 10 | 160.00 | 24.00 | 2010 | 2010 | MAV | 28.00 | 100  |          |     | 2,599 |       |
|           |                |        |       |      |      |     | .00   |      |          |     |       |       |
|           |                |        |       |      |      |     | .00   |      |          |     |       |       |
|           |                |        |       |      |      |     | .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 5111   | 8.000    | 4,200.00  |      | .00  | .00  | .00  | 115.00 | .00  | .00  | 115.00 | 38,640 |       |
| 3 | AR   | AC 6111   | .750     | 2,150.00  |      | .00  | .00  | .00  | 115.00 | .00  | .00  | 115.00 | 1,854  |       |
| 4 | AR   | AC 9600   | 1.000    | 500.00    |      | .00  | .00  | .00  | 100.00 | .00  | .00  | .00    | 500    |       |



A= MA 111

1,281.00 SFR-1.0 STY

C= AC 1061

255.00 PATIO-CONC

E= AC 1061

144.00 PATIO-CONC