

SPEIGHT JAMES RUSSELL
5101 HOLDENS CROSS RD
L8L9 GARDNERS POINT1.38AC
1.380 AC

Wilson County
YR 2024 3751008762.000
5101 HOLDENS CROSS RD
PIN: 3751 00 8762 000
DISTRICT: 12 C/SW/EAST NASH SWAF

ACCOUNT#: 1062439
NBHD: 8451 GARDNERS POINT
Plat Bk/Pg 34 65 APPR: KRC APPR DT: 1/09/2023
EXCD: EDAV NOTICE: 82 3/08/2024

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Bldg No. 1
Imp Desc: M1.0A SFRM-1.0 STY W/ADDN EYB: 2009 5101 HOLDENS CROSS RD Exempt Code
Grade : C C GRADE AYB: 2009 Finished Area: 3,454.00
of Units 8 Rms 3 Bedrms 2.0 Bathrms HBaths
LAND VALUE 30,000
MISC VALUE 33,543
BLDG VALUE 318,401
TOTAL VALUE 381,944

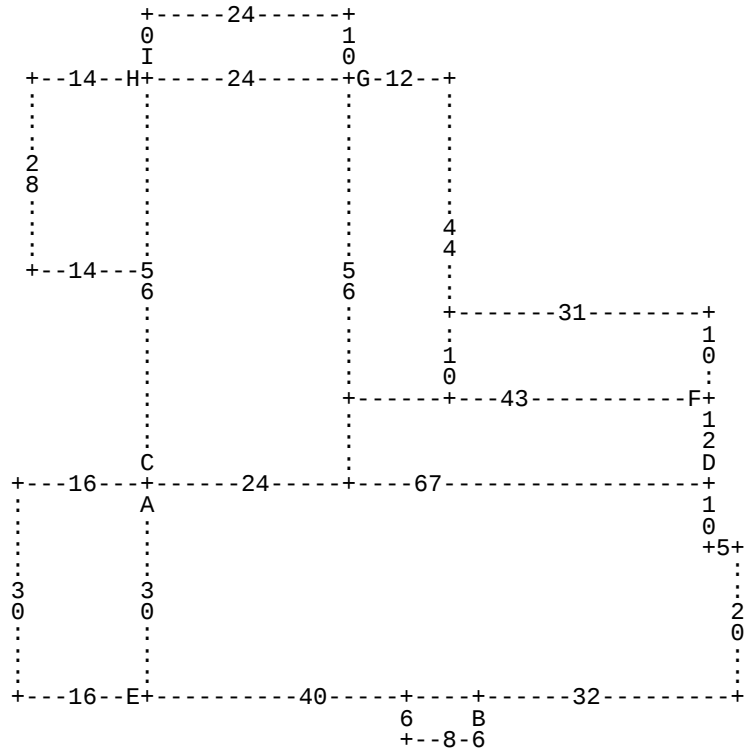
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC CAN1 CANOPY-ROOF ONLY	100		528	12.50		100.00	90.00			5,940
AC CAN1 CANOPY-ROOF ONLY	100		392	12.50		100.00	94.00			4,606
AC CAN1 CANOPY-ROOF ONLY	100		240	12.50		100.00	100.00			3,000
AC 1031 CARPORT	100		480	27.90		100.00	90.00			12,052
AC 1051 PORCH-OPEN-FR	100		310	38.80		100.00	97.00			11,667
AC 1053 STOOP-MAS	100		48	19.40		100.00	110.00			1,024
AC 1056 PORCH-ENCL-FR	100		516	58.20		100.00	90.00			27,028
MA 121 SFRM-1.0 STY	100		2110	136.00	1.00		94.81			272,065
- AR 27 ELECTRIC HEAT PUMP	100		2110	.00						0
- EW 02 VINYL SIDING	100		204	.00						0
- FC 48 VINYL/CARPET	100		2110	.00						0
- FN 02 CONT WALL-CONC BLOCK	100		204	.00						0
- FP 2 PREFAB	0		1	3500.00						3,500
- IF 01 DRYWALL	100		2110	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		2110	.00						0
- RT 03 DOUBLE PITCH ROOF	100		2110	.00						0
MA 191 SFR-ADDT FR	100		1344	102.00	1.00		103.25			141,543

RCN...	PCT COMPLETE	100	x		482,425
QUAL..		100.00	x		482,425
DEPR.. RC		12.00	-	57,891	
ECON.. EO	ECONOMIC OBSOLESCENC	25.00	-	106,133	164,024 T
--ASV...					318,401

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
CHANGED DECK TO FOP ADDED CANOPY	BP001100880		3/09/2011	2333	741	CMB	9/11/2008	Y		
ADDED ADDITION TO END OF HOME	AMOUNT									
CONFIRMED BACK WING UNHEATED	BP00011009A		2/15/2011							
ADDED CANOPYS AND STORAGE PER AUDIT	AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1143	SHELTER-OPEN 16 X 32	512.00	10.50	2009	2009	MAV	30.00	100			3,387	
82 1182	POOL-INGROUND 32 X 16	512.00	55.00	2017	2017	MAV	14.00	100			24,218	
83 1173	STG-FR 14 X 20	280.00	24.00	2021	2021	MAV	6.00	100			5,938	
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	R30	LT 5010	2.000	20,000.00		.00	.00	.00	75.00	.00	.00	75.00	30,000	



:A DD30 :E DL16 DU30 DR16 DD30 * DR40 :B DD6 DL8 DU6 DR8 * DR32 DU20 DL5 DU10 :D
DU12 :F DL31 DU10 DR31 DD10 * DL43 DD12 DR43 * DL67 * :C DU56 :H DL14 DD28 DR14
DU28 * :I DU10 DR24 DD10 DL24 * DR24 :G DR12 DD44 DL12 DU44 * DD56 DL24 *

A= MA 121
D= AC 1056
G= AC CAN1

2,110.00 SFRM-1.0 STY
516.00 PORCH-ENCL-FR
528.00 CANOPY-ROOF 0

B= AC 1053
E= AC 1031
H= AC CAN1

48.00 STOOP-MAS
480.00 CARPORT
392.00 CANOPY-ROOF 0

C= MA 191
F= AC 1051
I= AC CAN1

1,344.00 SFR-ADDT FR
310.00 PORCH-OPEN-FR
240.00 CANOPY-ROOF 0