

TRIPP MELISSA  
4948 ROSEBUD CHURCH RD  
L1 2.180 AC

Wilson County  
YR 2024 3753073293.000  
4948 ROSEBUD CHURCH RD  
PIN: 3753 07 3293 000  
DISTRICT: 23 C/SW/TOISNOT FD SWAF

ACCOUNT#: 1116674  
NBHD: 8121 GARDNERS  
Plat Bk/Pg 41 58  
EXCD: 1.00  
APPR: KRC APPR DT: 7/05/2019  
NOTICE: 82 3/08/2024

PAGE 1

Bldg No. 1  
Imp Desc: R1.0 SFR-1.0 STY  
Grade : C+10 C+10 GRADE  
# of Units 6 Rms 4 Bedrms 2.0 Bathrms 1 HBaths  
EYB: 1978 4948 ROSEBUD CHURCH RD  
AYB: 1962 Finished Area: 2,009.00  
Exempt Code  
LAND VALUE 34,384  
MISC VALUE 3,173  
BLDG VALUE 152,656  
TOTAL VALUE 190,213

| TYPE/CODE/DESCRIPTION       | PCT | %CMP | UNITS | RATE    | STR# | STR% | SIZ%   | HGT% | PER% | COST    |
|-----------------------------|-----|------|-------|---------|------|------|--------|------|------|---------|
| AC 1022 GARAGE-ATT-MAS      | 100 |      | 598   | 44.65   |      |      | 90.00  |      |      | 24,030  |
| AC 1052 PORCH-OPEN-MAS      | 100 |      | 170   | 29.10   |      |      | 102.00 |      |      | 5,045   |
| MA 111 SFR-1.0 STY          | 100 |      | 2009  | 136.00  | 1.00 |      | 95.75  |      |      | 261,611 |
| - AR 27 ELECTRIC HEAT PUMP  | 100 |      | 2009  | .00     |      |      |        |      |      | 0       |
| - BT HBT HALF BATH          | 0   |      | 1     | 3667.00 |      |      |        |      |      | 3,667   |
| - EW 18 BRICK VENEER        | 100 |      | 206   | 35.00   |      |      |        |      |      | 7,210   |
| - FC 03 HARDWOOD            | 100 |      | 2009  | 4.35    |      |      |        |      |      | 8,739   |
| - FN 03 CONT WALL-BRICK     | 100 |      | 206   | .00     |      |      |        |      |      | 0       |
| - FP 3 1STY SNGL            | 100 |      | 1     | 5100.00 |      |      |        |      |      | 5,100   |
| - IF 01 DRYWALL             | 100 |      | 2009  | .00     |      |      |        |      |      | 0       |
| - RC 02 COMPOSITION SHINGLE | 100 |      | 2009  | .00     |      |      |        |      |      | 0       |
| - RT 03 DOUBLE PITCH ROOF   | 100 |      | 2009  | .00     |      |      |        |      |      | 0       |

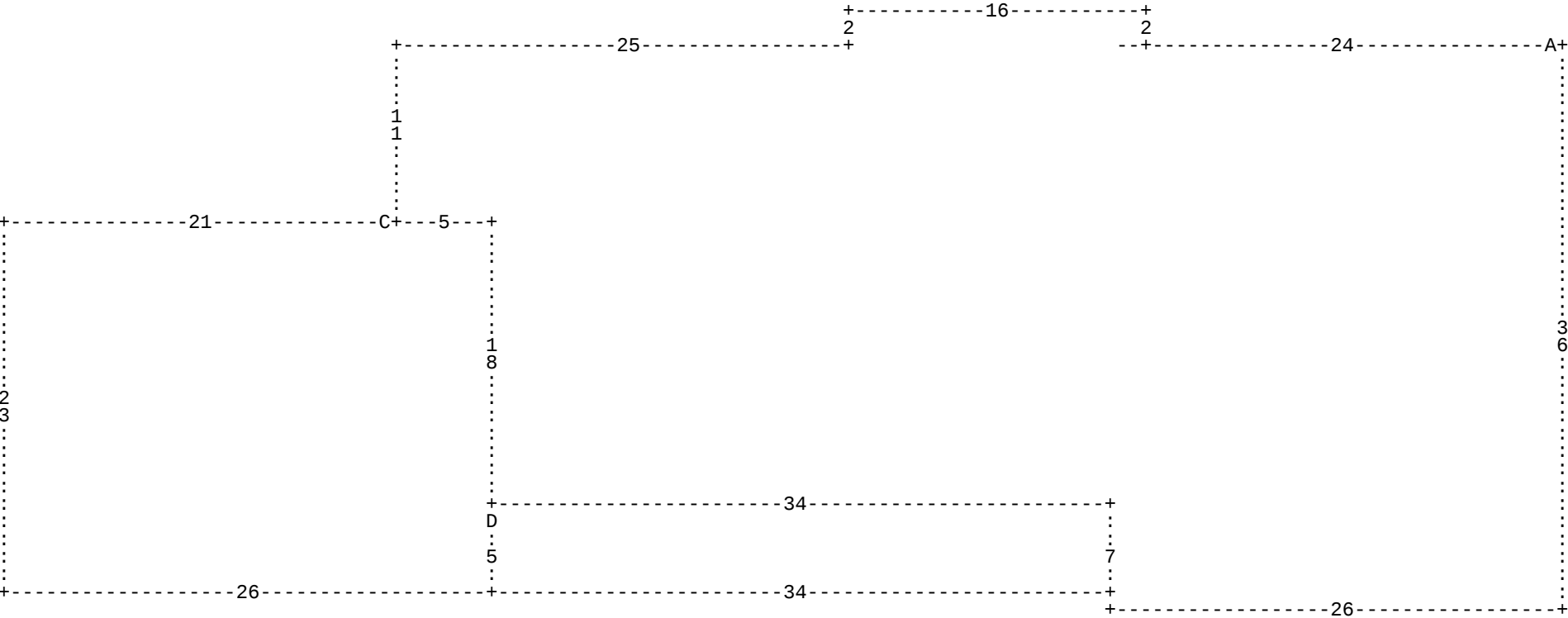
|           |      |              |        |   |         |  |         |   |
|-----------|------|--------------|--------|---|---------|--|---------|---|
| RCN...    |      | PCT COMPLETE | 100    | X |         |  | 315,402 |   |
| QUAL..    | C+10 |              | 110.00 | X |         |  | 346,943 |   |
| DEPR.. RC |      |              | 56.00  | - | 194,287 |  | 194,287 | T |
| --ASV...  |      |              |        |   |         |  | 152,656 |   |

PROPERTY NOTES:

| PERMIT NO | TYPE | DATE | BOOK  | PAGE | DT  | DATE      | QS | SALES PRICE |
|-----------|------|------|-------|------|-----|-----------|----|-------------|
|           |      |      | 2790  | 300  | WD  | 6/26/2019 |    | 115,000     |
| AMOUNT    |      |      | 2016E | 391  | SPL | 8/10/2017 | #  |             |
| AMOUNT    |      |      |       |      |     |           |    |             |

| MISC CODE | DESC                   | UNITS  | RATE  | AYB  | EYB  | DT  | PCT   | %CMP | ADD.DEPR | PCT | VALUE | EXMPT |
|-----------|------------------------|--------|-------|------|------|-----|-------|------|----------|-----|-------|-------|
| 81 1173   | STG-FR 10 X 17         | 170.00 | 24.00 | 1965 | 1968 | MFR | 75.00 | 100  |          |     | 719   |       |
| 82 1151   | PORCH-DET-FR 10 X 3    | 30.00  | 41.55 | 1968 | 1968 | MFR | 75.00 | 100  |          |     | 247   |       |
| 83 1131   | CARPORT-DET-FR 20 X 22 | 440.00 | 26.75 | 1968 | 1968 | MFR | 75.00 | 100  |          |     | 2,207 |       |
|           |                        |        |       |      |      |     | .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   | 1.180    | 5,000.00  |      | .00  | .00  | .00  | 176.00 | .00  | .00  | 176.00 | 10,384 |       |



:A DL24 DU2 DL16 DD2 DL25 DD11 :C DL21 DD23 DR26 DU23 DL5 \* DR5 DD18 :D DD5 DR3  
4 DU5 DL34 \* DR34 DD7 DR26 DU36 \*

A= MA 111      2,009.00 SFR-1.0 STY      C= AC 1022      598.00 GARAGE-ATT-MA      D= AC 1052      170.00 PORCH-OPEN-MA