

RANKIN EDWARD M G
 6659 GOOD NEWS CHURCH RD
 TR-2+ 35.100 AC

Wilson County
 N2 FOUND YR 2024 3760892687.000
 6659 GOOD NEWS CHURCH RD
 PIN: 3760 89 2687 000
 DISTRICT: 26 C/SW/SANOCA FD SWAF

ACCOUNT#: 1099612
 NBHD: 8121 GARDNERS
 Plat Bk/Pg 3 115
 EXCD: 1.00
 APPR: KRC APPR DT: 3/01/2022
 NOTICE: 82 3/08/2024

Bldg No. 3 Exempt Code
 Imp Desc: R1.0 SFR-1.0 STY EYB: 2016 6659 GOOD NEWS CHURCH RD
 Grade : C+05 C+05 GRADE AYB: 2016 Finished Area: 2,094.00
 # of Units 6 Rms 3 Bedrms 2.0 Bathrms HBaths

LAND VALUE 54,356
 MISC VALUE 79,607
 BLDG VALUE 308,585
 TOTAL VALUE 442,548

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1022 GARAGE-ATT-MAS	100		696	44.65		100.00	85.00			26,414
AC 1052 PORCH-OPEN-MAS	100		171	29.10		100.00	102.00			5,075
AC 2056 PORCH-ENCL-FR	100		256	58.20		100.00	80.00			11,919
MA 111 SFR-1.0 STY	100		2094	136.00	1.00		95.00			270,544
- AR 27 ELECTRIC HEAT PUMP	100		2094	.00						0
- EW 02 VINYL SIDING	100		246	.00						0
- FC 48 VINYL/CARPET	100		2094	.00						0
- FN 06 SPREAD FOOTING	100		246	5.30-						1,303-
- IF 01 DRYWALL	100		2094	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		2094	.00						0
- RT 03 DOUBLE PITCH ROOF	100		2094	.00						0

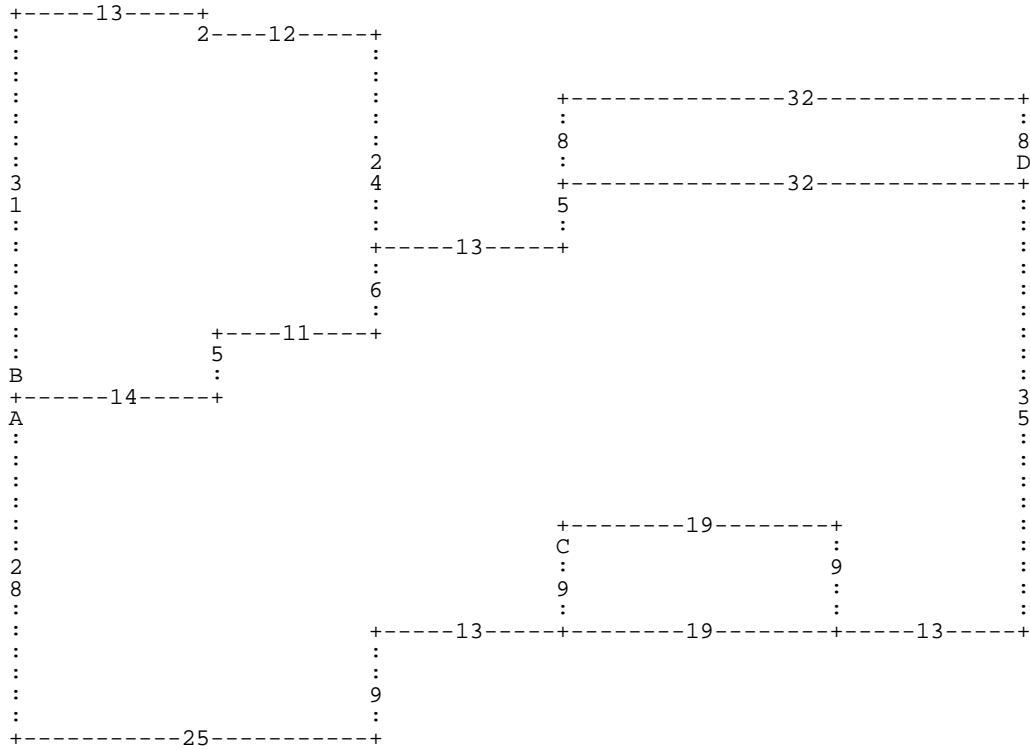
RCN...			PCT COMPLETE		100	x				312,649
QUAL..	C+05				105.00	x				328,281
DEPR.. RC					6.00	-		19,696		19,696 T
--ASV...										308,585

PROPERTY NOTES:
 NEW OBS 80% 4 15.
 MOTOR HOME ON PROPERTY BEING LIVED IN BY OWNER
 NEW SFD 50% 4 17; 100% 4 18.
 ENCLOSED REAR PORCH PER LISTING 4'22

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
BP01600031N		5/17/2016	2538	188	WD	6/28/2013			143,000
AMOUNT		181,896	2000	813	WD	11/18/2003			145,000
AMOUNT			1747	782	WD	12/30/1999			74,000
					@	10/25/1999	@		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 009T	STABLE W/ TACK 40 X 48	1,920.00	29.25	2014	2014	MGD	20.00	100			60,653	
82 038	SHED-IMPLEMENT 30 X 60	1,800.00	9.75	2014	2014	MGD	20.00	100			18,954	
											.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		2.000	4,200.00		.00	.00	.00	97.00	.00	.00	97.00	8,148	
3	AR	AC 5111		16.100	4,200.00		.00	.00	.00	97.00	.00	.00	97.00	65,591	
		LU 5110		16.100	1,200.00									19,320	
4	AR	AC 5411		5.700	4,200.00		.00	.00	.00	97.00	.00	.00	97.00	23,221	
		LU 5410		5.700	40.00									228	



:A DD28 DR25 DU9 DR13 DU9 :C DD9 DR19 DU9 DL19 * DR19 DD9 DR13 DU35 :D DU8 DL32
 DD8 DR32 * DL32 DD5 DL13 DD6 DL11 DD5 DL14 * :B DU31 DR13 DD2 DR12 DD24 DL11 DD5
 DL14 *

A= MA 111
D= AC 2056

2,094.00 SFR-1.0 STY
 256.00 PORCH-ENCL-FR

B= AC 1022

696.00 GARAGE-ATT-MA

C= AC 1052

171.00 PORCH-OPEN-MA

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TYPE/CODE/DESCRIPTION PCT %CMP UNITS RATE STR# STR% SIZ% HGT% PER% COST

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			1102	425	WD	8/01/1974	X		47,500
AMOUNT									
AMOUNT									

MISC CODE DESC

UNITS

RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
5	AR	AC 6111	1.000	2,150.00		.00	.00	.00	97.00	.00	.00	97.00	2,085	
		LU 6110	1.000	375.00									375	
6	AR	AC 6211	1.300	2,150.00		.00	.00	.00	97.00	.00	.00	97.00	2,711	
		LU 6210	1.300	250.00									325	
7	AR	AC 6311	8.000	2,150.00		.00	.00	.00	97.00	.00	.00	97.00	16,684	
		LU 6310	8.000	245.00									1,960	

3760892687.000

6659 GOOD NEWS CHURCH RD

REQUESTED BY COXCO

RUN 3/11/24 TIME 10:42:54

