

COLMAN JOHN S
6043 HOLDENS CROSS RD
TR-A&B 4.14AC
4.140 AC

Wilson County
YR 2024 3761443731.000
6043 HOLDENS CROSS RD
PIN: 3761 44 3731 000
DISTRICT: 25 C/SW/BAKERTOWN SWAF

ACCOUNT#: 1103070
NBHD: 8121 GARDNERS
Plat Bk/Pg 15 200
EXCD: NOTICE: 82 3/08/2024
APPR: KRC APPR DT: 2/07/2019

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Bldg No. 1
Imp Desc: R1.5 SFR-UPTO 1.5 STY
Grade : C-05 C-05 GRADE
of Units 4 Rms 3 Bedrms 1.0 Bathrms HBaths
EYB: 1975 6043 HOLDENS CROSS RD
AYB: 1955 Finished Area: 2,488.00
Exempt Code
LAND VALUE 47,079
MISC VALUE 23,710
BLDG VALUE 103,762
TOTAL VALUE 174,551

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1051 PORCH-OPEN-FR	100		70	38.80			106.00			2,878
MA 112 SFR-1.5 STY	100		1914	116.00	1.30		92.00			204,262
MA 112 (UPPER FLOORS)	100		574	116.00	1.30	100.00	92.00			61,257
- AR 27 ELECTRIC HEAT PUMP	100		2488	.00						0
- BT BT FULL BATH	100		1-	5500.00						5,500-
- EW 02 VINYL SIDING	100		234	.00						0
- FC 06 CARPET	100		2488	.00						0
- FN 02 CONT WALL-CONC BLOCK	100		234	.00						0
- FP 2 PREFAB	100		1	3500.00						3,500
- IF 01 DRYWALL	100		1914	.00						0
- RC 02 COMPOSITION SHINGLE	100		1914	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1914	.00						0

RCN...		PCT COMPLETE	100	X			266,397	
QUAL..	C-05		95.00	X			253,077	
DEPR.. RC			59.00	-	149,315		149,315	T
--ASV...							103,762	

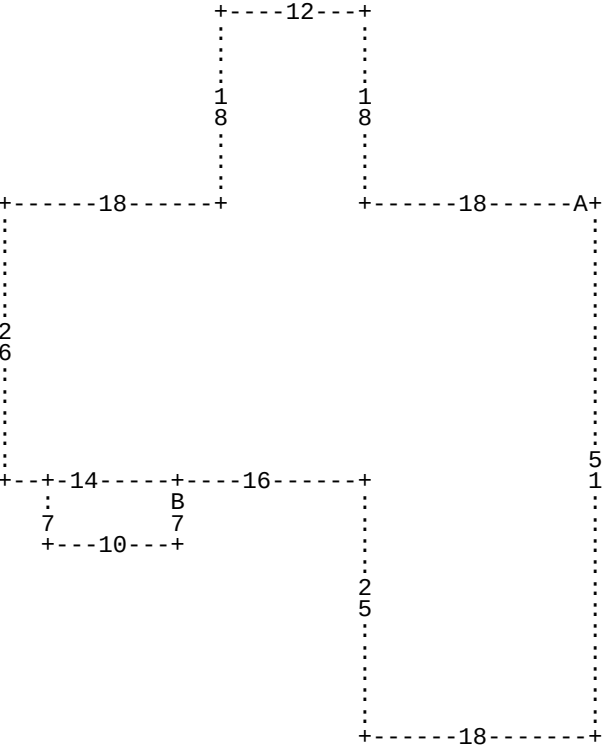
PROPERTY NOTES:

PERMIT CODE: N MO/YR: 112000 NOTE: 20000

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			2577	136	WD	6/13/2014			125,000
AMOUNT			2384	310	WD	10/23/2009	I		40,000
			2343	689	TD	12/12/2008	P		107,500
AMOUNT			2109	626	WD	6/13/2005	I		104,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
82 510	CLUB HOUSE 29 X 5	145.00	85.00	1998	1998	MAV	65.00	100			4,314	
83 1167	GAZEBO 20 X 18	360.00	41.55	1998	1998	MFR	75.00	100			2,805	
84 1176	SHOP-FR 38 X 28	1,064.00	38.50	2000	2000	MAV	55.00	100			16,591	
							.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	3.140	5,000.00		.00	.00	.00	147.00	.00	.00	147.00	23,079	



:A DL18 DU18 DL12 DD18 DL18 DD26 DR14 :B DD7 DL10 DU7 DR10 * DR16 DD25 DR18 DU51

A= MA 112 1,914.00 SFR-1.5 STY B= AC 1051 70.00 PORCH-OPEN-FR