

WRIGHT SHANNON B  
6274 HOLDENS CROSS RD  
VARNELL LD .639AC  
.639 AC

Wilson County  
YR 2024 3761746489.000  
6274 HOLDENS CROSS RD  
PIN: 3761 74 6489 000  
DISTRICT: 25 C/SW/BAKERTOWN SWAF

ACCOUNT#: 1089129  
NBHD: 8121 GARDNERS  
Plat Bk/Pg 1.00 EXCD:

PAGE 1  
APPR: KRC APPR DT: 1/30/2020  
NOTICE: 82 3/08/2024

Bldg No. 1  
Imp Desc: R1.0 SFR-1.0 STY  
Grade : C-10 C-10 GRADE  
# of Units 4 Rms 3 Bedrms 1.0 Bathrms HBaths  
EYB: 1935 6274 HOLDENS CROSS RD  
AYB: 1935 Finished Area: 1,476.00  
Exempt Code  
LAND VALUE 20,703  
MISC VALUE 12,147  
BLDG VALUE 56,836  
TOTAL VALUE 89,686

| TYPE/CODE/DESCRIPTION        | PCT | %CMP | UNITS | RATE    | STR# | STR% | SIZ%   | HGT% | PER% | COST    |
|------------------------------|-----|------|-------|---------|------|------|--------|------|------|---------|
| AC 1051 PORCH-OPEN-FR        | 100 |      | 48    | 38.80   |      |      | 110.00 |      |      | 2,048   |
| AC 1051 PORCH-OPEN-FR        | 100 |      | 238   | 38.80   |      |      | 100.00 |      |      | 9,234   |
| MA 111 SFR-1.0 STY           | 100 |      | 1476  | 136.00  | 1.00 |      | 101.25 |      |      | 203,245 |
| - AR N NO AC                 | 100 |      | 1476  | 3.35-   |      |      |        |      |      | 4,944-  |
| - AR 07 ADEQUATE HEAT        | 100 |      | 1476  | .00     |      |      |        |      |      | 0       |
| - BT BT FULL BATH            | 100 |      | 1-    | 5500.00 |      |      |        |      |      | 5,500-  |
| - EW 01 WOOD FRAME           | 100 |      | 180   | .00     |      |      |        |      |      | 0       |
| - FC 10 SOFTWOOD             | 100 |      | 1476  | 4.35    |      |      |        |      |      | 6,420   |
| - FN 02 CONT WALL-CONC BLOCK | 100 |      | 180   | .00     |      |      |        |      |      | 0       |
| - IF 01 DRYWALL              | 100 |      | 1476  | .00     |      |      |        |      |      | 0       |
| - RC 02 COMPOSITION SHINGLE  | 100 |      | 1476  | .00     |      |      |        |      |      | 0       |
| - RT 03 DOUBLE PITCH ROOF    | 100 |      | 1476  | .00     |      |      |        |      |      | 0       |

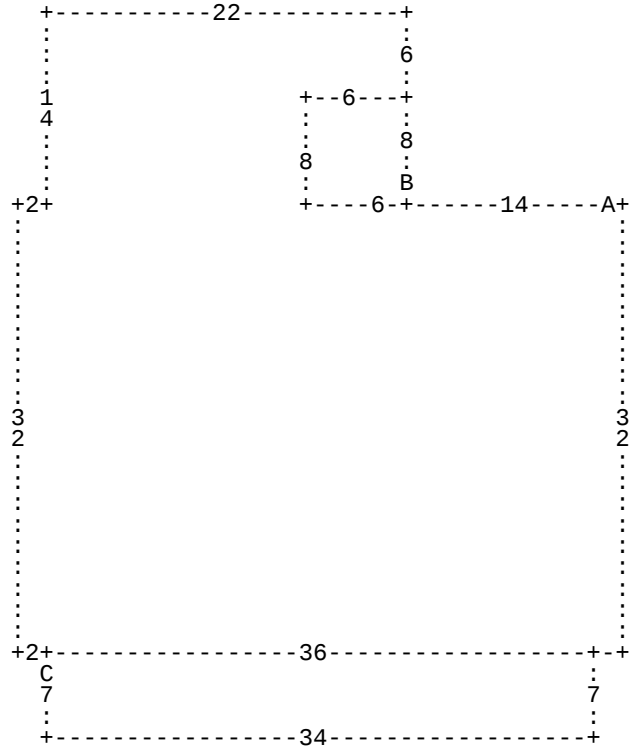
|           |              |       |   |         |  |           |
|-----------|--------------|-------|---|---------|--|-----------|
| RCN...    | PCT COMPLETE | 100   | X |         |  | 210,503   |
| QUAL..    | C-10         | 90.00 | X |         |  | 189,452   |
| DEPR.. RC |              | 70.00 | - | 132,616 |  | 132,616 T |
| --ASV...  |              |       |   |         |  | 56,836    |

PROPERTY NOTES:  
ADDED CARPORT PER AUDIT 4'20

| PERMIT NO | TYPE | DATE | BOOK | PAGE | DT | DATE       | QS | SALES | PRICE |
|-----------|------|------|------|------|----|------------|----|-------|-------|
|           |      |      | 2464 | 378  | QD | 11/02/2011 | Z  |       |       |
| AMOUNT    |      |      | 2358 | 773  | WD | 4/17/2009  | I  |       |       |
| AMOUNT    |      |      | 2299 | 590  | TD | 2/15/2008  | P  |       |       |
|           |      |      |      |      | @  | 6/07/2000  | @  |       |       |

| MISC CODE | DESC                    | UNITS  | RATE  | AYB  | EYB  | DT  | PCT   | %CMP | ADD.DEPR | PCT | VALUE | EXMPT |
|-----------|-------------------------|--------|-------|------|------|-----|-------|------|----------|-----|-------|-------|
| 81 020    | BARN (GEN PURP) 12 X 28 | 336.00 | 13.50 | 1963 | 1966 | MAV | 65.00 | 100  |          |     | 1,429 |       |
| 82 038    | SHED-IMPLEMENT 12 X 16  | 192.00 | 9.75  | 1965 | 1968 | MAV | 65.00 | 100  |          |     | 616   |       |
| 83 038    | SHED-IMPLEMENT 9 X 16   | 144.00 | 9.75  | 1965 | 1968 | MAV | 65.00 | 100  |          |     | 472   |       |
| 84 1131   | CARPORT-DET-FR 20 X 20  | 400.00 | 26.75 | 2019 | 2019 | MAV | 10.00 | 100  |          |     | 9,630 |       |

| # | ZONE | TYPE/CODE | LAND QTY | LAND RATE | DPTH | DPT% | TOP% | LOC% | SIZ%   | SHP% | OTH% | ADJ    | FMV    | EXMPT |
|---|------|-----------|----------|-----------|------|------|------|------|--------|------|------|--------|--------|-------|
| 1 | AR   | AC 5010   | .639     | 24,000.00 |      | .00  | .00  | .00  | 135.00 | .00  | .00  | 135.00 | 20,703 |       |



:A DL14 :B DU8 DL6 DD8 DR6 \* DL6 DU8 DR6 DU6 DL22 DD14 DL2 DD32 DR2 :C DD7 DR34  
DU7 DL34 \* DR36 DU32 \*

A= MA 111

1,476.00 SFR-1.0 STY

B= AC 1051

48.00 PORCH-OPEN-FR

C= AC 1051

238.00 PORCH-OPEN-FR