

MORGANS RIDGE LLC
 3311 BOYETTE DR SW
 L2 8.890 AC 8.89AC

Wilson County
 YR 2024 3701870379.000
 3311 BOYETTE DR SW
 PIN: 3701 87 0379 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 69941978
 NBHD: 8348 WALNUT_CREEK
 Plat Bk/Pg 29 90
 EXCD: NOTICE: 82 3/08/2024
 APPR: REV APPR DT: 3/12/2015

Bldg No. 1 BLDG #1
 Imp Desc: 1704 OFFICE
 Grade : C C GRADE
 # of Units Rms Bedrms Bathrms HBaths
 EYB: 2005 3311 BOYETTE DR SW
 AYB: 2001 Finished Area: 1,215.00
 Exempt Code
 LAND VALUE 155,575
 MISC VALUE 110,592
 BLDG VALUE 2,540,774
 TOTAL VALUE 2,806,941

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2051 PORCH-OPEN-FR	100		156	38.80			102.00			6,173
AC 2051 PORCH-OPEN-FR	100		156	38.80			102.00			6,173
MA 401 OFFICE BUILDING	100		1215	85.00	1.00		111.00			114,635
- AR 10 FORCED AIR HEAT W/ A100	100		1215	.00						0
- EW 31 BRICK/VINYL COMBO	100		144	18.75						2,700
- FC 48 VINYL/CARPET	100		1215	.00						0
- FN 06 SPREAD FOOTING	100		144	5.30-						763-
- FT 01 WOOD FRAME	100		1215	.00						0
- IF 01 DRYWALL	100		1215	.00						0
- RC 02 COMPOSITION SHINGLE	100		1215	.00						0
- RS 04 WOOD TRUSS	100		1215	.00						0
RCN...			PCT COMPLETE		100	x				128,918
QUAL..	C				100.00	x				128,918
DEPR..	C40				28.00	-		36,096		36,096 T
--ASV...										92,822

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
COST OF IMPROVMNT \$1,135,000 PER LISTING FORM SIGNED LEE J	BP00100589R		3/15/2010	1770	457	WD	7/07/2000		239,500	
VAN DE CARR JR	AMOUNT		8,000							
BOER 2008	AMOUNT									
BP100589-REPAIRS DMG BY CAR-NVC-GRW.										

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1195	ASP PAVING	50,000.00	5.00	2001	2001	MAV	52.00	100			108,000	
82 440	YARD LTS	6.00	900.00	2001	2001	MAV	52.00	100			2,592	
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	GR6	AC 0561	8.890	25,000.00		.00	.00	.00	100.00	.00	70.00	70.00	155,575	

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 Plat Bk/Pg 29 90 APPR: REV APPR DT: 3/12/2015
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Bldg No. 2 BLDG #2
 Imp Desc: 6105 APARTMENT- TOWNHOUSE EYB: 2005 3311 BOYETTE DR SW Exempt Code
 Grade : C C GRADE AYB: 2001 Finished Area: 7,388.00
 # of Units 8 Rms Bedrms Bathrms HBaths

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2051 PORCH-OPEN-FR	100		55	38.80			106.00			2,262
AC 2051 PORCH-OPEN-FR	100		371	38.80			94.00			13,531
AC 2051 PORCH-OPEN-FR	100		55	38.80			106.00			2,262
AC 2051 PORCH-OPEN-FR	100		55	38.80			106.00			2,262
AC 2051 PORCH-OPEN-FR	100		55	38.80			106.00			2,262
AC 2051 PORCH-OPEN-FR	100		591	38.80			90.00			20,637
MA 212 APT-TOWNHOUSE	100		3694	108.00	2.00		99.00			394,962
MA 212 (UPPER FLOORS)	100		3694	108.00	2.00	100.00	99.00			394,962
- AR 10 FORCED AIR HEAT W/ A100			7388	.00						0
- EW 31 BRICK/VINYL COMBO	100		422	18.75						7,912
- FC 48 VINYL/CARPET	100		7388	.00						0
- FN 06 SPREAD FOOTING	100		422	5.30-						2,236-
- FT 01 WOOD FRAME	100		3694	.00						0
- IF 01 DRYWALL	100		3694	.00						0
- RC 02 COMPOSITION SHINGLE	100		3694	.00						0
- RS 04 WOOD TRUSS	100		3694	.00						0

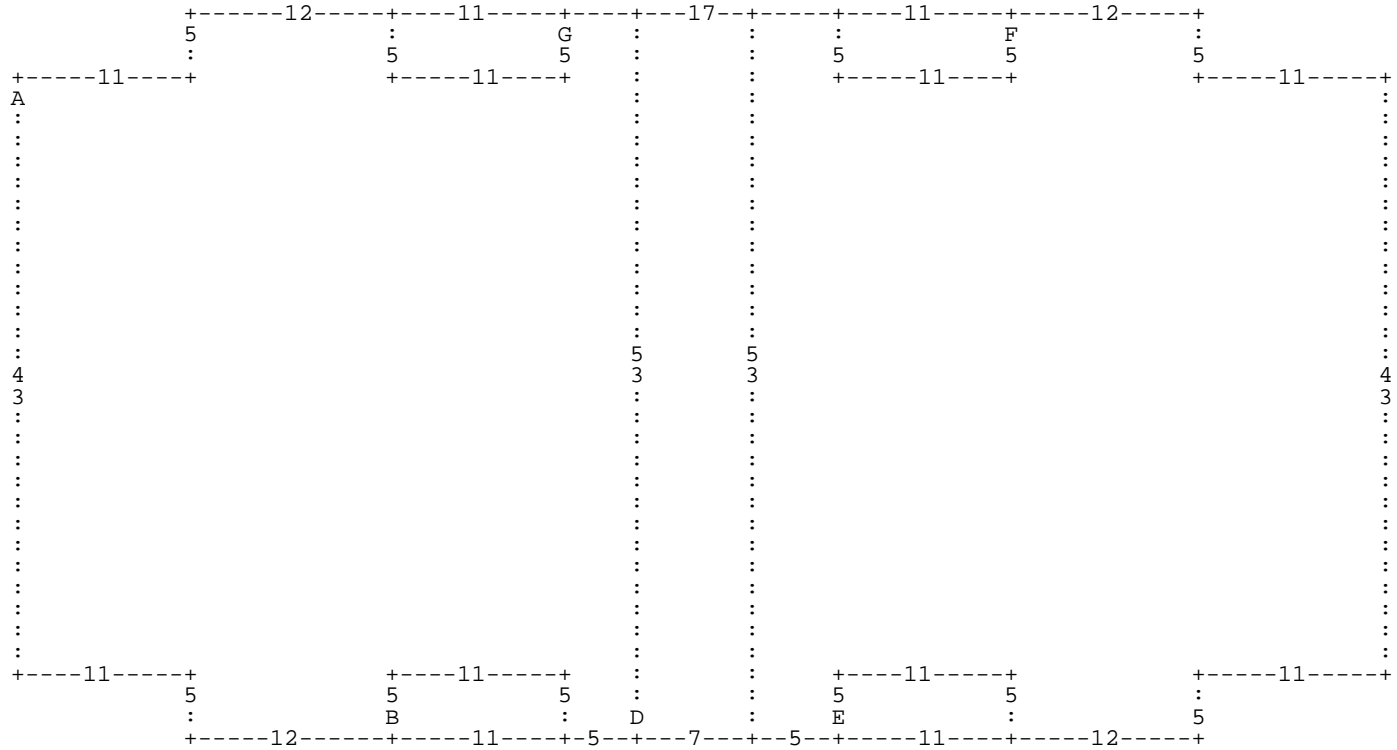
RCN...			PCT COMPLETE		100	x				838,816
QUAL..		C			100.00	x				838,816
DEPR..	C50				16.00	-		134,210		
ECON..	E42		ECON OBS-SECTION 42		45.00	-		317,072		451,282 T
--ASV...										387,534

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
AMOUNT									
AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
							.00					
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
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:A DD43 DR11 DD5 DR12 :B DU5 DR11 DD5 DL11 * DU5 DR11 DD5 DR5 :D DU53 DR7 DD53 D
 L7 * DU53 DR7 DD53 DR5 :E DU5 DR11 DD5 DL11 * DU5 DR11 DD5 DR12 DU5 DR11 DU43 DL
 11 DU5 DL12 :F DD5 DL11 DU5 DR11 * DD5 DL11 DU5 DL17 :G DD5 DL11 DU5 DR11 * DD5
 DL11 DU5 DL12 DD5 DL11 *

A= MA 212
E= AC 2051

3,694.00 APT-TOWNHOUSE
 55.00 PORCH-OPEN-FR

B= AC 2051
F= AC 2051

55.00 PORCH-OPEN-FR
 55.00 PORCH-OPEN-FR

D= AC 2051
G= AC 2051

371.00 PORCH-OPEN-FR
 55.00 PORCH-OPEN-FR

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 NBHD: 8348 WALNUT_CREEK
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Bldg No. 3 BLDG #3
 Imp Desc: 6105 APARTMENT- TOWNHOUSE EYB: 2005 3311 BOYETTE DR SW Exempt Code
 Grade : C C GRADE AYB: 2001 Finished Area: 7,388.00
 # of Units 8 Rms Bedrms Bathrms HBaths

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2051 PORCH-OPEN-FR	100		55	38.80			106.00			2,262
AC 2051 PORCH-OPEN-FR	100		371	38.80			94.00			13,531
AC 2051 PORCH-OPEN-FR	100		55	38.80			106.00			2,262
AC 2051 PORCH-OPEN-FR	100		55	38.80			106.00			2,262
AC 2051 PORCH-OPEN-FR	100		55	38.80			106.00			2,262
AC 2051 PORCH-OPEN-FR	100		591	38.80			90.00			20,637
MA 212 APT-TOWNHOUSE	100		3694	108.00	2.00		99.00			394,962
MA 212 (UPPER FLOORS)	100		3694	108.00	2.00	100.00	99.00			394,962
- AR 10 FORCED AIR HEAT W/ A100			7388	.00						0
- EW 31 BRICK/VINYL COMBO	100		422	18.75						7,912
- FC 48 VINYL/CARPET	100		7388	.00						0
- FN 06 SPREAD FOOTING	100		422	5.30-						2,236-
- FT 01 WOOD FRAME	100		3694	.00						0
- IF 01 DRYWALL	100		3694	.00						0
- RC 02 COMPOSITION SHINGLE	100		3694	.00						0
- RS 04 WOOD TRUSS	100		3694	.00						0

RCN...			PCT COMPLETE		100	x				838,816
QUAL..		C			100.00	x				838,816
DEPR..	C50				16.00	-		134,210		
ECON..	E42		ECON OBS-SECTION 42		45.00	-		317,072		451,282 T
--ASV...										387,534

PROPERTY NOTES:

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AMOUNT									
AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
							.00					
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHF%	OTH%	ADJ	FMV	EXMPT
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Bldg No. 4 BLDG #4
 Imp Desc: 6105 APARTMENT- TOWNHOUSE EYB: 2005 3311 BOYETTE DR SW Exempt Code
 Grade : C C GRADE AYB: 2001 Finished Area: 7,388.00
 # of Units 8 Rms Bedrms Bathrms HBaths

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2051 PORCH-OPEN-FR	100		55	38.80			106.00			2,262
AC 2051 PORCH-OPEN-FR	100		371	38.80			94.00			13,531
AC 2051 PORCH-OPEN-FR	100		55	38.80			106.00			2,262
AC 2051 PORCH-OPEN-FR	100		55	38.80			106.00			2,262
AC 2051 PORCH-OPEN-FR	100		55	38.80			106.00			2,262
AC 2051 PORCH-OPEN-FR	100		591	38.80			90.00			20,637
MA 212 APT-TOWNHOUSE	100		3694	108.00	2.00		99.00			394,962
MA 212 (UPPER FLOORS)	100		3694	108.00	2.00	100.00	99.00			394,962
- AR 10 FORCED AIR HEAT W/ A100			7388	.00						0
- EW 31 BRICK/VINYL COMBO	100		422	18.75						7,912
- FC 48 VINYL/CARPET	100		7388	.00						0
- FN 06 SPREAD FOOTING	100		422	5.30-						2,236-
- FT 01 WOOD FRAME	100		3694	.00						0
- IF 01 DRYWALL	100		3694	.00						0
- RC 02 COMPOSITION SHINGLE	100		3694	.00						0
- RS 04 WOOD TRUSS	100		3694	.00						0

RCN...			PCT COMPLETE		100	x				838,816
QUAL..		C			100.00	x				838,816
DEPR..		C50			16.00	-		134,210		
ECON..		E42	ECON OBS-SECTION 42		45.00	-		317,072		451,282 T
--ASV...										387,534

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
AMOUNT									
AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
							.00					
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHF%	OTH%	ADJ	FMV	EXMPT
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Bldg No. 5 BLDG #5
 Imp Desc: 6105 APARTMENT- TOWNHOUSE EYB: 2005 3311 BOYETTE DR SW Exempt Code
 Grade : C C GRADE AYB: 2001 Finished Area: 8,756.00
 # of Units 8 Rms Bedrms Bathrms HBaths

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2051 PORCH-OPEN-FR	100		55	38.80			106.00			2,262
AC 2051 PORCH-OPEN-FR	100		440	38.80			94.00			16,047
AC 2051 PORCH-OPEN-FR	100		55	38.80			106.00			2,262
AC 2051 PORCH-OPEN-FR	100		55	38.80			106.00			2,262
AC 2051 PORCH-OPEN-FR	100		55	38.80			106.00			2,262
AC 2051 PORCH-OPEN-FR	100		660	38.80			90.00			23,047
MA 212 APT-TOWNHOUSE	100		4378	108.00	2.00		97.00			458,639
MA 212 (UPPER FLOORS)	100		4378	108.00	2.00	100.00	97.00			458,639
- AR 10 FORCED AIR HEAT W/ A100			8756	.00						0
- EW 31 BRICK/VINYL COMBO	100		464	18.75						8,700
- FC 48 VINYL/CARPET	100		8756	.00						0
- FN 06 SPREAD FOOTING	100		464	5.30-						2,459-
- FT 01 WOOD FRAME	100		4378	.00						0
- IF 01 DRYWALL	100		4378	.00						0
- RC 02 COMPOSITION SHINGLE	100		4378	.00						0
- RS 04 WOOD TRUSS	100		4378	.00						0

RCN...			PCT COMPLETE		100	x				971,661
QUAL..		C			100.00	x				971,661
DEPR..		C50			16.00	-		155,465		
ECON..		E42	ECON OBS-SECTION 42		45.00	-		367,288		522,753 T
--ASV...										448,908

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
AMOUNT									
AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
							.00					
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
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ACCOUNT#: 69941978
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Bldg No. 6 BLDG #6
 Imp Desc: 6105 APARTMENT- TOWNHOUSE EYB: 2005 3311 BOYETTE DR SW Exempt Code
 Grade : C C GRADE AYB: 2001 Finished Area: 7,388.00
 # of Units 8 Rms Bedrms Bathrms HBaths

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2051 PORCH-OPEN-FR	100		55	38.80			106.00			2,262
AC 2051 PORCH-OPEN-FR	100		371	38.80			94.00			13,531
AC 2051 PORCH-OPEN-FR	100		55	38.80			106.00			2,262
AC 2051 PORCH-OPEN-FR	100		55	38.80			106.00			2,262
AC 2051 PORCH-OPEN-FR	100		55	38.80			106.00			2,262
AC 2051 PORCH-OPEN-FR	100		591	38.80			90.00			20,637
MA 212 APT-TOWNHOUSE	100		3694	108.00	2.00		99.00			394,962
MA 212 (UPPER FLOORS)	100		3694	108.00	2.00	100.00	99.00			394,962
- AR 10 FORCED AIR HEAT W/ A100			7388	.00						0
- EW 31 BRICK/VINYL COMBO	100		422	18.75						7,912
- FC 48 VINYL/CARPET	100		7388	.00						0
- FN 06 SPREAD FOOTING	100		422	5.30-						2,236-
- FT 01 WOOD FRAME	100		3694	.00						0
- IF 01 DRYWALL	100		3694	.00						0
- RC 02 COMPOSITION SHINGLE	100		3694	.00						0
- RS 04 WOOD TRUSS	100		3694	.00						0

RCN...			PCT COMPLETE		100	x				838,816
QUAL..		C			100.00	x				838,816
DEPR..		C50			16.00	-		134,210		
ECON..		E42	ECON OBS-SECTION 42		45.00	-		317,072		451,282 T
--ASV...										387,534

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AMOUNT									
AMOUNT									

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							.00					
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHF%	OTH%	ADJ	FMV	EXMPT
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 L2 8.890 AC 8.89AC

Wilson County
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ACCOUNT#: 69941978
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Bldg No. 7
 Imp Desc: 6105 APARTMENT- TOWNHOUSE EYB: 2005 3311 BOYETTE DR SW Exempt Code
 Grade : C C GRADE AYB: 2001 Finished Area: 8,756.00
 # of Units 8 Rms Bedrms Bathrms HBaths

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AC 2051 PORCH-OPEN-FR	100		440	38.80			94.00			16,047
AC 2051 PORCH-OPEN-FR	100		55	38.80			106.00			2,262
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AC 2051 PORCH-OPEN-FR	100		55	38.80			106.00			2,262
AC 2051 PORCH-OPEN-FR	100		660	38.80			90.00			23,047
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MA 212 (UPPER FLOORS)	100		4378	108.00	2.00	100.00	97.00			458,639
- AR 10 FORCED AIR HEAT W/ A100			8756	.00						0
- EW 31 BRICK/VINYL COMBO	100		464	18.75						8,700
- FC 48 VINYL/CARPET	100		8756	.00						0
- FN 06 SPREAD FOOTING	100		464	5.30-						2,459-
- FT 01 WOOD FRAME	100		4378	.00						0
- IF 01 DRYWALL	100		4378	.00						0
- RC 02 COMPOSITION SHINGLE	100		4378	.00						0
- RS 04 WOOD TRUSS	100		4378	.00						0

RCN...			PCT COMPLETE		100	x				971,661
QUAL..		C			100.00	x				971,661
DEPR..	C50				16.00	-		155,465		
ECON..	E42		ECON OBS-SECTION 42		45.00	-		367,288		522,753 T
--ASV...										448,908

PROPERTY NOTES:

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AMOUNT									
AMOUNT									

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							.00					
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
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