

CLAIRMONT PLACE LLC
 3702 ASHBROOK DR NW
 L53L53AL53B 14.26AC
 14.260 AC

Wilson County
 YR 2024 3702791762.000
 3702 ASHBROOK DR NW
 PIN: 3702 79 1762 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1113431
 NBHD: 8006 AIRPORT_BLV_D-2
 Plat Bk/Pg 41 241 APPR: JHB APPR DT: 3/18/2021
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1
 Imp Desc: 6105 APARTMENT- TOWNHOUSE EYB: 2019 3702 ASHBROOK DR NW Exempt Code
 Grade : C+05 C+05 GRADE AYB: 2019 Finished Area: 24,333.00
 # of Units 24 Rms Bedrms Bathrms HBaths
 LAND VALUE 243,268
 MISC VALUE 238,704
 BLDG VALUE 2,694,228
 TOTAL VALUE 3,176,200

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC MEZU MEZZANAIN-UNF	100		297	27.00		100.00	104.00			8,339
AC MEZU MEZZANAIN-UNF	100		297	27.00		100.00	104.00			8,339
AC MEZU MEZZANAIN-UNF	100		297	27.00		100.00	104.00			8,339
AC MEZU MEZZANAIN-UNF	100		297	27.00		100.00	104.00			8,339
AC 2050 PORCH-OPEN-SLAB	100		679	29.10		100.00	90.00			17,783
AC 2050 PORCH-OPEN-SLAB	100		645	29.10		100.00	90.00			16,892
AC 2061 PATIO-CONC	100		132	7.50		100.00	102.00			1,009
AC 2061 PATIO-CONC	100		96	7.50		100.00	104.00			748
AC 2061 PATIO-CONC	100		132	7.50		100.00	102.00			1,009
AC 2071 UTILITY STG-FR	100		36	28.50		100.00	88.00			902
AC 2071 UTILITY STG-FR	100		36	28.50		100.00	88.00			902
AC 2071 UTILITY STG-FR	100		36	28.50		100.00	88.00			902
AC 2071 UTILITY STG-FR	100		36	28.50		100.00	88.00			902
MA 212 APT-TOWNHOUSE	100		8111	108.00	3.00		92.00	95.00		765,613
MA 212 (UPPER FLOORS)	100		16222	108.00	3.00	100.00	92.00	95.00		1,531,227
- AR 27 ELECTRIC HEAT PUMP	100		24333	.00						0
- EW 36 BRICK/HARDBOARD	100		856	26.75						22,898
- FC 04 ASPHALT TILE	100		24333	1.65-						40,149-
- FN 06 SPREAD FOOTING	100		856	5.30-						4,536-
- FT 01 WOOD FRAME	100		8111	.00						0
- IF 01 DRYWALL	100		8111	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		8111	.00						0
- RS 04 WOOD TRUSS	100		8111	.00						0

RCN...			PCT COMPLETE		100	x				2,349,458
QUAL..	C+05				105.00	x				2,466,929
DEPR..	C50				3.00	-		74,007		

PROPERTY NOTES:
 95% COMPLETE ON APARTMENTS AND GET OFFICE/REC BUILDING/JHB
 PICK UP OFFICE BUILDING SHOULD HAVE BEEN PICK BEFORE/03/18/
 21/JHB

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
BP18001733N		7/12/2018	2746	830	WD	6/14/2018	A	250,000	
AMOUNT			2746	830	CMB	6/14/2018	Y		
BP18001731N		7/12/2018	2746	830	CMB	6/14/2018	Y		
AMOUNT		1,495,000	2612	491	SPL	5/11/2018	#		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
84 2143	SHELTER-OPEN 16 X 16	256.00	10.50	2019	2019	MGD	10.00	100			2,963	
85 440	YARD LTS	11.00	900.00	2019	2019	MAV	10.00	100			8,910	
86 2196	PAVING-CONC	1,343.00	7.60	2019	2019	MAV	10.00	100			8,268	
87 2195	PAVING-ASP	53,966.00	5.00	2019	2019	MAV	10.00	100			218,563	

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	RMX	SF 0561	163,785.600	2.75		.00	.00	75.00	70.00	.00	.00	52.50	236,465	
2	RMX	AC 9600	7.800	600.00		.00	.00	.00	108.00	.00	.00	108.00	5,054	
3	GR6	AC 9600	2.700	600.00		.00	.00	.00	108.00	.00	.00	108.00	1,749	

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ACCOUNT#: 1113431
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 Plat Bk/Pg 41 241 APPR: JHB APPR DT: 3/18/2021
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1 Exempt Code
 Imp Desc: 6105 APARTMENT- TOWNHOUSE EYB: 2019 3702 ASHBROOK DR NW
 Grade : C+05 C+05 GRADE AYB: 2019 Finished Area: 24,333.00
 # of Units 24 Rms Bedrms Bathrms HBaths

TYPE/CODE/DESCRIPTION	PCT %CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
ECON.. E42		ECON OBS-SECTION 42			65.00	-	1,555,399		1,629,406 T
--ASV...									837,523

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			2612	491	WD	4/30/2015	A		50,000
AMOUNT			2080	806	SPL	4/30/2015	#		
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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 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1113431
 NBHD: 8006 AIRPORT_BLV_D-2
 Plat Bk/Pg 41 241 APPR: JHB APPR DT: 3/18/2021
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Bldg No. 2 Exempt Code
 Imp Desc: 6105 APARTMENT-TOWNHOUSE EYB: 2019 3702 ASHBROOK DR NW
 Grade : C+05 C+05 GRADE AYB: 2019 Finished Area: 24,333.00
 # of Units 24 Rms Bedrms Bathrms HBaths

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC MEZU MEZZANAIN-UNF	100		297	27.00		100.00	104.00			8,339
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MA 212 (UPPER FLOORS)	100		16222	108.00	3.00	100.00	92.00	95.00		1,531,227
- AR 27 ELECTRIC HEAT PUMP	100		24333	.00						0
- EW 36 BRICK/HARDBOARD	100		856	26.75						22,898
- FC 04 ASPHALT TILE	100		24333	1.65-						40,149-
- FN 06 SPREAD FOOTING	100		856	5.30-						4,536-
- FT 01 WOOD FRAME	100		8111	.00						0
- IF 01 DRYWALL	100		8111	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		8111	.00						0
- RS 04 WOOD TRUSS	100		8111	.00						0

RCN... PCT COMPLETE 100 x 2,349,458
 QUAL.. C+05 105.00 x 2,466,929
 DEPR.. C50 3.00 - 74,007

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#: 1113431 PAGE 7
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Bldg No. 2 Exempt Code
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 Grade : C+05 C+05 GRADE AYB: 2019 Finished Area: 24,333.00
 # of Units 24 Rms Bedrms Bathrms HBaths

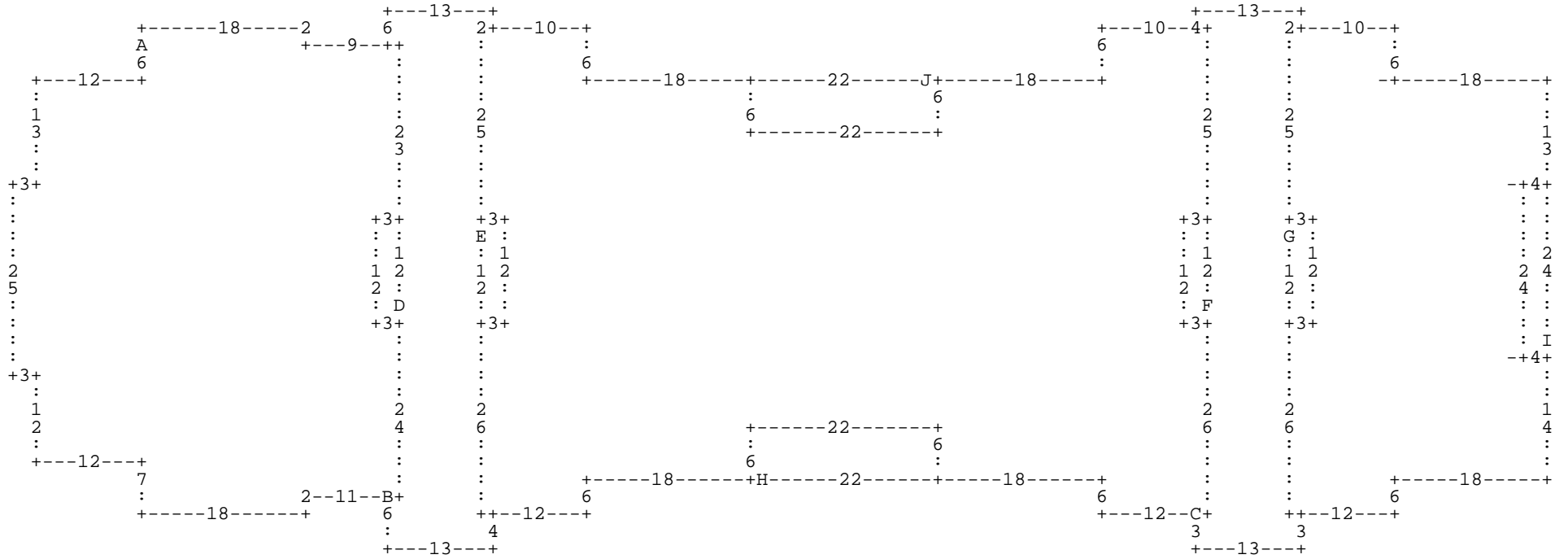
TYPE/CODE/DESCRIPTION	PCT %CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
ECON.. E42		ECON OBS-SECTION 42			65.00	-	1,555,399		1,629,406 T
--ASV...									837,523

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PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE

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 DD6 DL12 DD13 DL3 DD25 DR3 DD12 DR12 DD7 DR18 DU2 DR11 :B DL2 DD6 DR13 DU4 DL
 2 DU63 DR2 DU4 DL13 DD6 DR2 DD59 * DU24 :D DU12 DL3 DD12 DR3 * DL3 DU12 DR3 DU23
 DL2 DU6 DR13 DD4 DL2 DD25 :E DD12 DR3 DU12 DL3 * DR3 DD12 DL3 DD26 DR12 DU6 DR1
 8 :H DR22 DU6 DL22 DD6 * DU6 DR22 DD6 DR18 DD6 DR12 :C DL2 DD3 DR13 DU3 DL2 DU63
 DR2 DU3 DL13 DD3 DR2 DD63 * DU26 :F DU12 DL3 DD12 DR3 * DL3 DU12 DR3 DU25 DL2 D
 U3 DR13 DD3 DL2 DD25 :G DD12 DR3 DU12 DL3 * DR3 DD12 DL3 DD26 DR12 DU6 DR18 DU14
 :I DU24 DL4 DD24 DR4 * DL4 DU24 DR4 DU13 DL18 DU6 DL10 DU4 DL13 DD4 DL10 DD6 DL
 18 :J DL22 DD6 DR22 DU6 * DD6 DL22 DU6 DL18 DU6 DL10 DU4 DL13 DD6 DL9 DU2 DL18 *

A= MA 212
 D= AC 2071
 G= AC 2071
 J= AC 2061

8,111.00 APT-TOWNHOUSE
 36.00 UTILITY STG-F
 36.00 UTILITY STG-F
 132.00 PATIO-CONC

B= AC 2050
 E= AC 2071
 H= AC 2061

679.00 PORCH-OPEN-SL
 36.00 UTILITY STG-F
 132.00 PATIO-CONC

C= AC 2050
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645.00 PORCH-OPEN-SL
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Bldg No. 3 Exempt Code
 Imp Desc: 6105 APARTMENT-TOWNHOUSE EYB: 2019 3702 ASHBROOK DR NW
 Grade : C+05 C+05 GRADE AYB: 2019 Finished Area: 24,333.00
 # of Units 24 Rms Bedrms Bathrms HBaths

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC MEZU MEZZANAIN-UNF	100		297	27.00		100.00	104.00			8,339
AC MEZU MEZZANAIN-UNF	100		297	27.00		100.00	104.00			8,339
AC MEZU MEZZANAIN-UNF	100		297	27.00		100.00	104.00			8,339
AC MEZU MEZZANAIN-UNF	100		297	27.00		100.00	104.00			8,339
AC 2050 PORCH-OPEN-SLAB	100		679	29.10		100.00	90.00			17,783
AC 2050 PORCH-OPEN-SLAB	100		645	29.10		100.00	90.00			16,892
AC 2061 PATIO-CONC	100		132	7.50		100.00	102.00			1,009
AC 2061 PATIO-CONC	100		96	7.50		100.00	104.00			748
AC 2061 PATIO-CONC	100		132	7.50		100.00	102.00			1,009
AC 2071 UTILITY STG-FR	100		36	28.50		100.00	88.00			902
AC 2071 UTILITY STG-FR	100		36	28.50		100.00	88.00			902
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AC 2071 UTILITY STG-FR	100		36	28.50		100.00	88.00			902
MA 212 APT-TOWNHOUSE	100		8111	108.00	3.00		92.00	95.00		765,613
MA 212 (UPPER FLOORS)	100		16222	108.00	3.00	100.00	92.00	95.00		1,531,227
- AR 27 ELECTRIC HEAT PUMP	100		24333	.00						0
- EW 36 BRICK/HARDBOARD	100		856	26.75						22,898
- FC 04 ASPHALT TILE	100		24333	1.65-						40,149-
- FN 06 SPREAD FOOTING	100		856	5.30-						4,536-
- FT 01 WOOD FRAME	100		8111	.00						0
- IF 01 DRYWALL	100		8111	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		8111	.00						0
- RS 04 WOOD TRUSS	100		8111	.00						0

RCN...			PCT COMPLETE		100	x				2,349,458
QUAL..	C+05				105.00	x				2,466,929
DEPR..	C50				3.00	-		74,007		

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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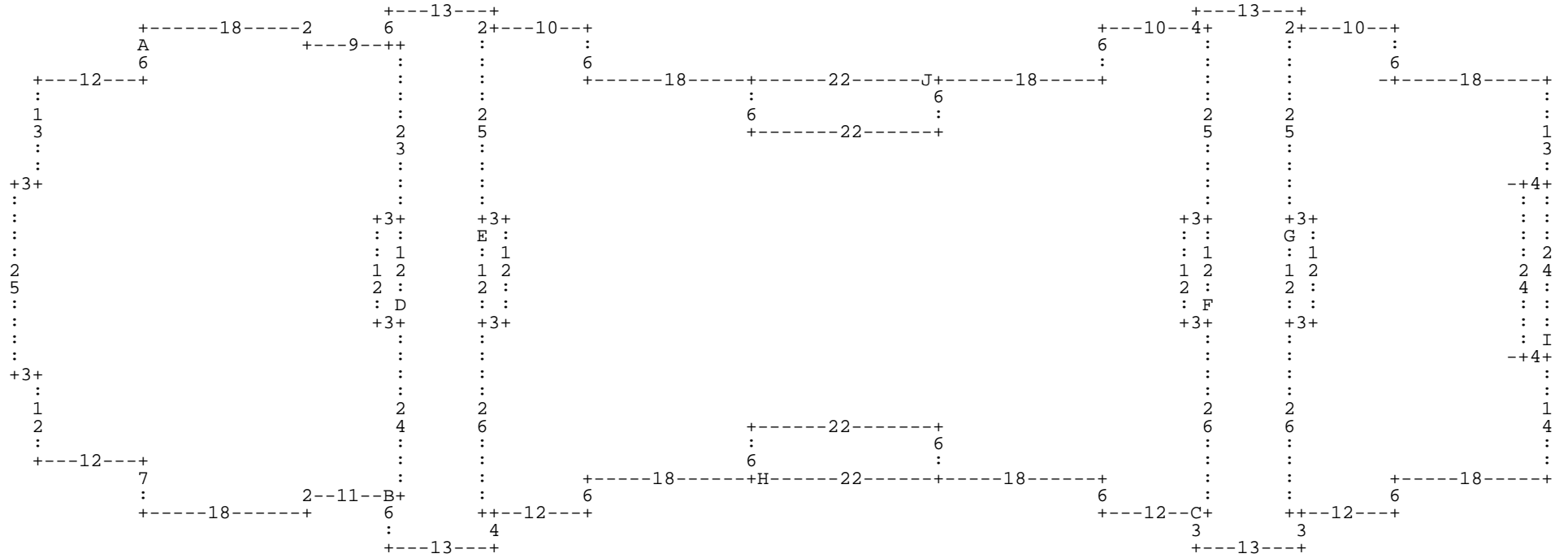
TYPE/CODE/DESCRIPTION	PCT %CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
ECON.. E42		ECON OBS-SECTION 42			65.00	-	1,555,399		1,629,406 T
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PROPERTY NOTES:

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							.00					
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							.00					
							.00					

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:A DD6 DL12 DD13 DL3 DD25 DR3 DD12 DR12 DD7 DR18 DU2 DR11 :B DL2 DD6 DR13 DU4 DL
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 DL2 DU6 DR13 DD4 DL2 DD25 :E DD12 DR3 DU12 DL3 * DR3 DD12 DL3 DD26 DR12 DU6 DR1
 8 :H DR22 DU6 DL22 DD6 * DU6 DR22 DD6 DR18 DD6 DR12 :C DL2 DD3 DR13 DU3 DL2 DU63
 DR2 DU3 DL13 DD3 DR2 DD63 * DU26 :F DU12 DL3 DD12 DR3 * DL3 DU12 DR3 DU25 DL2 D
 U3 DR13 DD3 DL2 DD25 :G DD12 DR3 DU12 DL3 * DR3 DD12 DL3 DD26 DR12 DU6 DR18 DU14
 :I DU24 DL4 DD24 DR4 * DL4 DU24 DR4 DU13 DL18 DU6 DL10 DU4 DL13 DD4 DL10 DD6 DL
 18 :J DL22 DD6 DR22 DU6 * DD6 DL22 DU6 DL18 DU6 DL10 DU4 DL13 DD6 DL9 DU2 DL18 *

A= MA 212	8,111.00 APT-TOWNHOUSE	B= AC 2050	679.00 PORCH-OPEN-SL	C= AC 2050	645.00 PORCH-OPEN-SL
D= AC 2071	36.00 UTILITY STG-F	E= AC 2071	36.00 UTILITY STG-F	F= AC 2071	36.00 UTILITY STG-F
G= AC 2071	36.00 UTILITY STG-F	H= AC 2061	132.00 PATIO-CONC	I= AC 2061	96.00 PATIO-CONC
J= AC 2061	132.00 PATIO-CONC				

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Bldg No. 4
 Imp Desc: 1704 OFFICE
 Grade : C+10 C+10 GRADE
 # of Units Rms Bedrms Bathrms HBaths
 EYB: 2019 3702 ASHBROOK DR NW
 AYB: 2019 Finished Area: 1,666.00
 Exempt Code

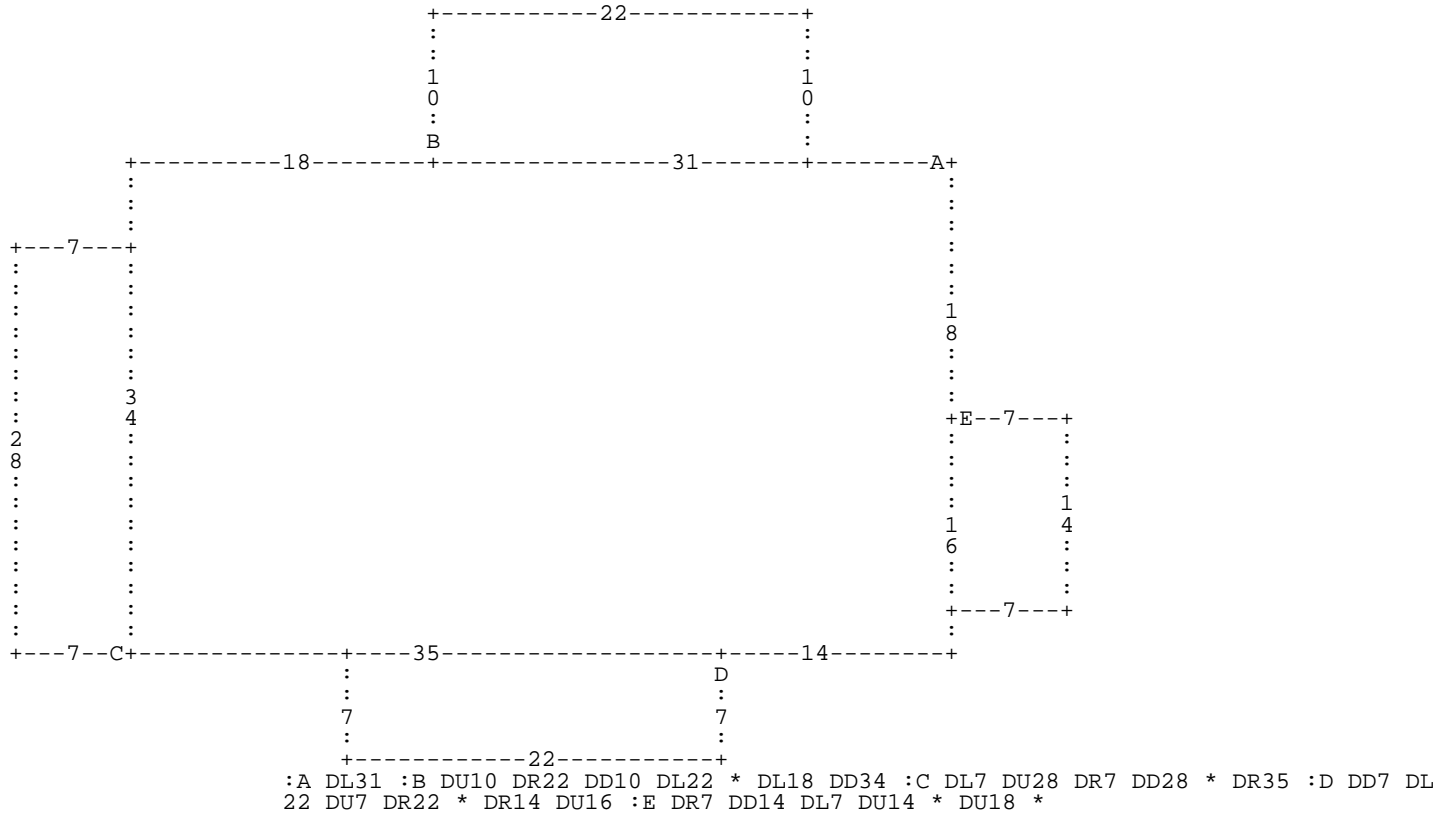
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1052 PORCH-OPEN-MAS	100		220	29.10		100.00	100.00			6,402
AC 1052 PORCH-OPEN-MAS	100		196	29.10		100.00	100.00			5,703
AC 1052 PORCH-OPEN-MAS	100		154	29.10		100.00	102.00			4,571
AC 1052 PORCH-OPEN-MAS	100		98	29.10		100.00	104.00			2,965
MA 401 OFFICE BUILDING	100		1666	85.00	1.00		107.00	100.00		151,522
- AR 27 ELECTRIC HEAT PUMP	100		1666	.00						0
- EW 21 HARDBOARD SIDING	100		166	21.40						3,552
- FN 06 SPREAD FOOTING	100		166	5.30-						879-
- FT 01 WOOD FRAME	100		1666	.00						0
- IF 01 DRYWALL	100		1666	.00						0
- RC 02 COMPOSITION SHINGLE	100		1666	.00						0
- RS 01 WOOD FRAME	100		1666	.00						0
RCN...			PCT COMPLETE		100	x				173,836
QUAL..	C+10				110.00	x				191,219
DEPR..	C40				5.00	-		9,560		9,560 T
--ASV...										181,659

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE

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= MA 401
D= AC 1052

1,666.00 OFFICE BUILDI
154.00 PORCH-OPEN-MA

B= AC 1052
E= AC 1052

220.00 PORCH-OPEN-MA
98.00 PORCH-OPEN-MA

C= AC 1052

196.00 PORCH-OPEN-MA