

OSM EQUITIES LLC
 2503 2 ST CHRISTOPHER CIR SW
 L2 REGENCY VILLAS 1.00LT
 .028 AC

Wilson County
 YR 2024 3711265492.000
 2503 2 ST CHRISTOPHER CIR
 PIN: 3711 26 5492 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1127393
 NBHD: 8250 REGENCY_VILLAS
 Plat Bk/Pg 16 64 APPR: REV APPR DT: 3/10/2015
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1
 Imp Desc: 0903 SFR-TOWNHOUSE EYB: 1998 2503 2 ST CHRISTOPHER CIR SW Exempt Code
 Grade : C+05 C+05 GRADE AYB: 1981 Finished Area: 1,049.00
 # of Units 1 3 Rms 2 Bedrms 1.0 Bathrms 1 HBaths

LAND VALUE 25,000
 MISC VALUE 0
 BLDG VALUE 101,815
 TOTAL VALUE 126,815

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2053 STOOP-MAS	100		18	19.40			120.00			419
AC 2061 PATIO-CONC	100		180	7.50		100.00	60.00			810
AC 2071 UTILITY STG-FR	100		36	28.50			120.00			1,231
MA 221 SFR-TOWNHOUSE	100		522	112.00	2.01		108.25			63,287
MA 221 (UPPER FLOORS)	100		527	112.00	2.01	100.00	108.25			63,893
- AR 27 ELECTRIC HEAT PUMP	100		1049	.00						0
- BT BT FULL BATH	100		1-	5500.00						5,500-
- BT HBT HALF BATH	100		1	3667.00						3,667
- EW 18 BRICK VENEER	100		94	35.00						3,290
- FC 54 CARPET/ASPHALT TILE	100		1049	1.25-						1,311-
- FN 06 SPREAD FOOTING	100		94	5.30-						498-
- FT 01 WOOD FRAME	100		522	.00						0
- IF 01 DRYWALL	100		522	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		522	.00						0
- RT 09 GAMBREL ROOF	100		522	.00						0

RCN...			PCT COMPLETE		100	x				129,288
QUAL..	C+05				105.00	x				135,752
DEPR..	RC				25.00	-		33,937		33,937 T
--ASV...										101,815

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
2970	943	WD	2708	128	WD	6/28/2022		122,000	
AMOUNT			2554	338	WD	7/21/2017		57,000	
AMOUNT			2489	224	WD	10/29/2013	C		
					WD	6/12/2012	C		

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
1	RMX	LT 0309	1.000	25,000.00		.00	.00	.00	100.00	.00	.00	.00	25,000	

