

BROS REAL ESTATE LLC
 2305 WELLINGTON DR SW
 L4S4 REGENCY PK 1.07AC
 1.069 AC

Wilson County
 YR 2024 3711275800.000
 2305 WELLINGTON DR SW
 PIN: 3711 27 5800 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1124144
 NBHD: 8387 WILSON_SOUTHWEST_OR-2
 Plat Bk/Pg 18 122 APPR: REV APPR DT: 10/29/2015
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1 REGENCY OFFICE SQUARE
 Imp Desc: 1704 OFFICE EYB: 1996 2305 WELLINGTON DR SW Exempt Code
 Grade : B-10 B-10 GRADE AYB: 1989 Finished Area: 9,086.00
 # of Units 1 Rms Bedrms Bathrms HBaths
 LAND VALUE 209,740
 MISC VALUE 30,949
 BLDG VALUE 549,327
 TOTAL VALUE 790,016

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2052 PORCH-OPEN-MAS	100		1536	29.10			90.00			40,227
MA 401 OFFICE BUILDING	100		9086	85.00	1.00		100.00	100.00		772,310
- AR 27 ELECTRIC HEAT PUMP	100		9086	.00						0
- EW 14 STUCCO ON FRAME	100		670	8.00						5,360
- FC 06 CARPET	100		9086	.00						0
- FN 06 SPREAD FOOTING	100		670	5.30-						3,551-
- FT 05 STEEL	100		9086	10.60						96,311
- IF 01 DRYWALL	100		9086	.00						0
- RC 05 CLAY TILE	100		9086	9.30						84,499
- RS 03 STEEL TRUSS	100		9086	.00						0
RCN... PCT COMPLETE					100	x				995,156
QUAL.. B-10					115.00	x				1,144,430
DEPR.. C40					52.00	-		595,103		595,103 T
--ASV...										549,327

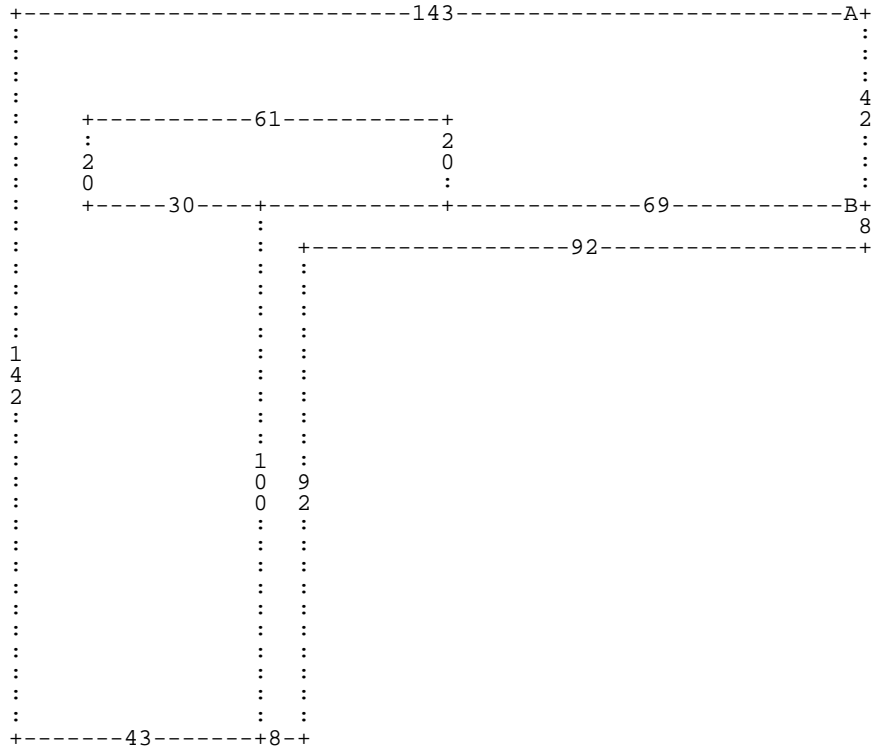
PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
BP00142478R		11/04/2014	2929	554	WD	10/28/2021	A	700,000	
AMOUNT			1356	587	WD	10/25/1999	@	89,000	
AMOUNT			1245	774	WD	11/15/1983	X		

** 1220SF OF OFFICE CUT OUT & APPLIED TO 3711276803.000 **
 ** 1220SF WAS ACCIDENTALY CMBED BY REVAL-FIXED 4 '10-GRW. **
 REPLACE WALL WHERE DOOR WAS/02/12/2015/JHB

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1195	PAVING-ASP	19,650.00	5.00	1989	1991	MAV	65.00	100			30,949	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	RMX	SF 0400	46,609.000	4.50		.00	.00	.00	100.00	.00	.00	.00	209,740	



:A DL143 DD142 DR43 DU100 DL30 DU20 DR61 DD20 DR69 :B DL100 DD100 DR8 DU92 DR92
 DU8 * DU42 *

A= MA 401

9,086.00 OFFICE BUILDI

B= AC 2052

1,536.00 PORCH-OPEN-MA