

BROS REAL ESTATE LLC
 2305 F WELLINGTON DR SW
 1 UNIT 1.00LT
 .036 AC

Wilson County
 YR 2024 3711276803.000
 2305 F WELLINGTON DR SW
 PIN: 3711 27 6803 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1124144
 NBHD: 8387 WILSON_SOUTHWEST_OR-2
 Plat Bk/Pg
 EXCD: NOTICE: 82 3/08/2024
 APPR: JHB APPR DT: 1/24/2020
 PAGE 1

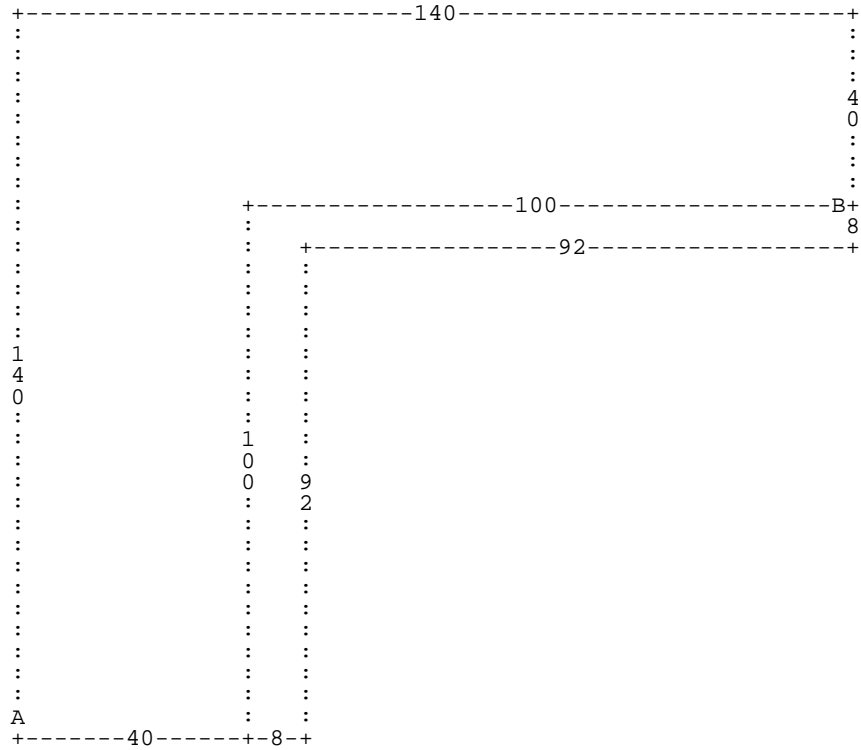
Bldg No. 1 REGENCY OFFICE SQUARE
 Imp Desc: 1704 OFFICE
 Grade : B-10 B-10 GRADE
 # of Units
 EYB: 2001 2305 F WELLINGTON DR SW
 AYB: 1989 Finished Area: 9,600.00
 Exempt Code
 LAND VALUE 75,000
 MISC VALUE 35,822
 BLDG VALUE 700,721
 TOTAL VALUE 811,543

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1050 PORCH-OPEN-SLAB	100		1536	29.10		100.00	90.00			40,227
MA 401 OFFICE BUILDING	100		9600	85.00	1.00		90.00			734,400
- AR 27 ELECTRIC HEAT PUMP	100		9600	.00						0
- EW 14 STUCCO ON FRAME	100		560	8.00						4,480
- FC 06 CARPET	100		9600	.00						0
- FN 06 SPREAD FOOTING	100		560	5.30-						2,968-
- FT 05 STEEL	100		9600	10.60						101,760
- IF 01 DRYWALL	100		9600	.00						0
- RC 05 CLAY TILE	100		9600	9.30						89,280
- RS 03 STEEL TRUSS	100		9600	.00						0
RCN... PCT COMPLETE					100	x				967,179
QUAL.. B-10					115.00	x				1,112,255
DEPR.. C40					37.00	-		411,534		411,534
--ASV...										700,721

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
UNIT F- INSTITUTE FOR FAMILY CENTER	BP19002443R		9/30/2019	2929	554	WD	10/28/2021	A	700,000	
LAND & BLDG 1220 SQ.FT.	AMOUNT		10,827	2235	775	WD	3/09/2007		129,500	
PERMIT FOR E-F UFIT/BAILEY INSURANCE AGENCY 100% COMPLETE/ ADDED ASPHALT PAVING/01/24/2020/JHB	AMOUNT			1512	23	DG	10/25/1999 @ 2/18/1994 E	@ E	37,500	

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
80 2195	PAVING-ASP	22,744.00	5.00	1995	1995	MAV	65.00	100			35,822	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	RMX	LT 0400	1.000	75,000.00		.00	.00	.00	100.00	.00	.00	.00	75,000	



:A DU140 DR140 DD40 :B DL100 DD100 DR8 DU92 DR92 DU8 * DL100 DD100 DL40 *

A= MA 401

9,600.00 OFFICE BUILDI

B= AC 1050

1,536.00 PORCH-OPEN-SL