

LIONS DEN REAL ESTATE LLC  
 2401 F WOOTEN BLVD SW  
 PL RGNCY VIL OFC 1.11AC  
 1.110 AC

Wilson County  
 YR 2024 3711277418.000  
 2401 F WOOTEN BLVD SW  
 PIN: 3711 27 7418 000  
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1108940  
 NBHD: 8387 WILSON\_SOUTHWEST\_OR-2  
 Plat Bk/Pg 15 237 APPR: JHB APPR DT: 3/02/2018  
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1 RA PRADO, DDS  
 Imp Desc: 2004 MEDICAL CONDO  
 Grade : C+10 C+10 GRADE  
 # of Units 1 Rms  
 EYB: 2000 2401 F WOOTEN BLVD SW  
 AYB: 1983 Finished Area: 950.00  
 Bedrms Bathrms HBaths  
 Exempt Code  
 LAND VALUE 0  
 MISC VALUE 0  
 BLDG VALUE 91,919  
 TOTAL VALUE 91,919

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2064 DECK-WOOD	100		200	24.95			100.00			4,990
MA 457 MEDICAL CONDO	100		950	97.50	1.00		122.00	100.00		113,002
- AR 10 FORCED AIR HEAT W/ A100			950	.00						0
- AT UAT UNF ATTIC	68		646	27.00			122.00			21,279
- EW 02 VINYL SIDING	100		126	.00						0
- FC 06 CARPET	100		950	.00						0
- FN 03 CONT WALL-BRICK	100		126	.00						0
- FT 01 WOOD FRAME	100		950	.00						0
- IF 01 DRYWALL	100		950	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		950	.00						0
- RS 04 WOOD TRUSS	100		950	.00						0
RCN...					100	x				139,271
QUAL..		C+10			110.00	x				153,198
DEPR..	C40				40.00	-		61,279		61,279 T
--ASV...										91,919

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
11.7% COMMON INT	BP17002867R		11/20/2017	2696	144	WD	4/18/2017	A		200,000
2008 INFORMAL APPEALS: NBHD CHANGE	AMOUNT		26,334	2309	463	WD	4/10/2008	C		
BP100374 FOR UNIT E: ADJOIN 2 UNITS 4 '11.						@	10/25/1999	@		
E & F ONE BLDG/09/09/2015/JHB	AMOUNT			1238	151	WD	6/01/1983	X		68,500

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	SF 0425	48,351.600	.00		.00	.00	.00	235.00	.00	11.70	27.49		0

