

BUTCHER REALTY LLC
 2305 CEDAR RUN PL NW
 L3 CEDAR RUN OFC PK.516AC
 .516 AC

Wilson County
 YR 2024 3713613699.000
 2305 CEDAR RUN PL NW
 PIN: 3713 61 3699 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1060324
 NBHD: 8199 NASH_OR-2
 Plat Bk/Pg 14 240
 EXCD: APPR: KRC APPR DT: 11/20/2018
 NOTICE: 82 3/08/2024

Bldg No. 1 MASSEY SCHOOL OF DANCE
 Imp Desc: 1704 OFFICE
 Grade : C+05 C+05 GRADE
 # of Units Rms Bedrms Bathrms HBaths
 EYB: 1998 2305 CEDAR RUN PL NW
 AYB: 1992 Finished Area: 3,760.00
 Exempt Code
 LAND VALUE 68,554
 MISC VALUE 20,349
 BLDG VALUE 214,129
 TOTAL VALUE 303,032

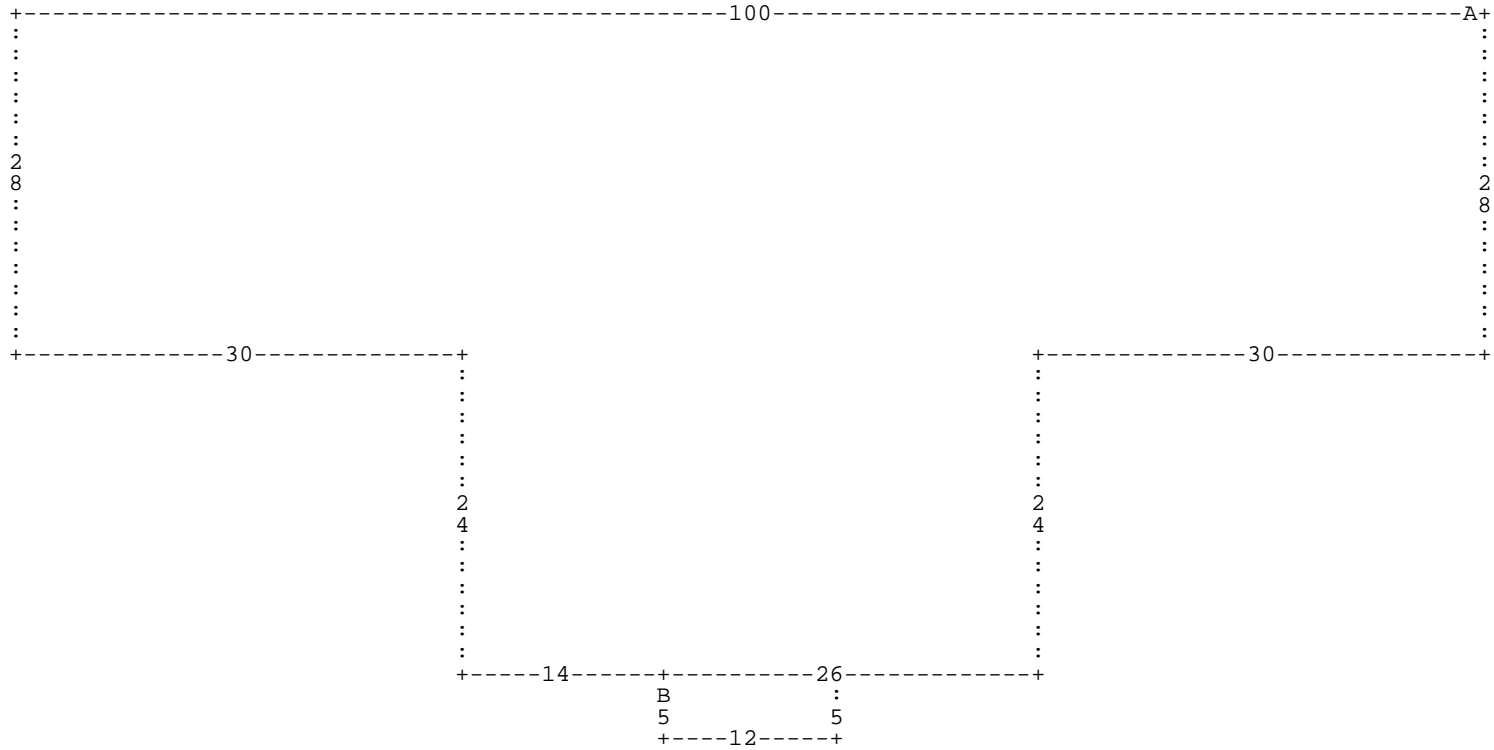
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2053 STOOP-MAS	100		60	19.40			106.00			1,233
MA 401 OFFICE BUILDING	100		3760	85.00	1.00		110.00	96.00		337,497
- AR 10 FORCED AIR HEAT W/ A100			3760	.00						0
- EW 18 BRICK VENEER	100		304	35.00						10,640
- FC 19 HARDWOOD/TILE	100		3760	7.95						29,892
- FN 06 SPREAD FOOTING	100		304	5.30-						1,611-
- FT 01 WOOD FRAME	100		3760	.00						0
- IF 01 DRYWALL	100		3760	.00						0
- RC 02 COMPOSITION SHINGLE	100		3760	.00						0
- RS 04 WOOD TRUSS	100		3760	.00						0
RCN...			PCT COMPLETE		100	x				377,651
QUAL..	C+05				105.00	x				396,533
DEPR..	C40				46.00	-		182,404		182,404 T
--ASV...										214,129

PROPERTY NOTES:
 08 RVW: N/C BOER 2008
 INTERIOR RENO 4'19

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
BP18001858R		8/07/2018	2747	711	WD	6/21/2018			390,000
AMOUNT		25,000	2067	540	WD	11/02/2004	U		
AMOUNT			2051	949	WD	8/11/2004	U		375,000
					@	10/25/1999	@		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1196	CON PAVING	8,500.00	7.60	1992	1992	MAV	65.00	100			20,349	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	RMX	SF 0700	22,500.000	3.25	148	.00	.00	75.00	125.00	.00	.00	93.75	68,554	



:A DL100 DD28 DR30 DD24 DR14 :B DD5 DR12 DU5 DL12 * DR26 DU24 DR30 DU28 *

A= MA 401

3,760.00 OFFICE BUILDI

B= AC 2053

60.00 STOOP-MAS