

BRAZOS WILSON TH LLC
 3344 WARD BLVD
 4.97AC
 4.969 AC

Wilson County
 YR 2024 3723202179.000
 3344 WARD BLVD
 PIN: 3723 20 2179 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1128286
 NBHD: 8326 TILGHMAN_RA-6
 Plat Bk/Pg
 EXCD: NOTICE: 82 3/08/2024
 APPR: REV APPR DT: 3/24/2015
 PAGE 1

Bldg No. 1
 Imp Desc: 6105 APARTMENT- TOWNHOUSE EYB: 1973 1717 VINEYARD DR N Exempt Code
 Grade : C C GRADE AYB: 1973 Finished Area: 7,920.00
 # of Units 6 Rms Bedrms Bathrms HBaths
 LAND VALUE 292,265
 MISC VALUE 30,061
 BLDG VALUE 1,771,115
 TOTAL VALUE 2,093,441

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2061 PATIO-CONC	100		1320	7.50			55.00			5,445
MA 212 APT-TOWNHOUSE	100		3960	108.00	2.00		94.00			402,019
MA 212 (UPPER FLOORS)	100		3960	108.00	2.00	100.00	94.00			402,019
- AR 10 FORCED AIR HEAT W/ A100	100		7920	.00						0
- EW 18 BRICK VENEER	100		324	35.00						11,340
- FC 06 CARPET	100		7920	.00						0
- FN 06 SPREAD FOOTING	100		324	5.30-						1,717-
- FT 01 WOOD FRAME	100		3960	.00						0
- IF 01 DRYWALL	100		3960	.00						0
- RC 02 COMPOSITION SHINGLE	100		3960	.00						0
- RS 04 WOOD TRUSS	100		3960	.00						0
RCN...			PCT COMPLETE		100	x				819,106
QUAL..	C				100.00	x				819,106
DEPR..	C50				80.00	-		655,284		655,284 T
--ASV...										163,822

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES PRICE
BP101532-NVC.	BP00101532R		7/14/2010	2981	651	SWD	8/31/2022	A	41,000,000
PERMIT CODE: A MO/YR: 041998 NOTE: 6000	AMOUNT		2,200	2953	595	WD	3/17/2022	A	
PERMIT CODE: R MO/YR: 041998 NOTE: 10000	AMOUNT			1650	172	@	10/25/1999	@	
						WD	12/08/1997	A	9,000,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81	690 LAUNDRY 15 X 30	450.00	75.00	1975	1975	MAV	65.00	100			11,813	
82	2173 STG-FR 20 X 40	800.00	24.00	1975	1975	MAV	65.00	100			6,048	
83	2121 GAR-DET-FR 24 X 30	720.00	51.50	1988	1988	MAV	65.00	100			12,200	
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	RMX	SF 0561	216,493.000	1.35		.00	.00	.00	100.00	.00	.00	.00	292,265	

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Bldg No. 2 Exempt Code
 Imp Desc: 6005 APARTMENT- GARDEN EYB: 1973 1707 VINEYARD DR N
 Grade : C C GRADE AYB: 1973 Finished Area: 9,240.00
 # of Units 8 Rms Bedrms Bathrms HBaths

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2061 PATIO-CONC	100		1320	7.50			55.00			5,445
MA 211 APT-GARDEN	100		4620	108.00	2.00		92.00			459,043
MA 211 (UPPER FLOORS)	100		4620	108.00	2.00	100.00	92.00			459,043
- EW 18 BRICK VENEER	100		334	35.00						11,690
- FC 06 CARPET	100		9240	.00						0
- FN 06 SPREAD FOOTING	100		334	5.30-						1,770-
- FT 01 WOOD FRAME	100		4620	.00						0
- IF 01 DRYWALL	100		4620	.00						0
- RC 02 COMPOSITION SHINGLE	100		4620	.00						0
- RS 04 WOOD TRUSS	100		4620	.00						0
RCN...			PCT COMPLETE		100	x				933,451
QUAL..		C			100.00	x				933,451
DEPR..		C50			80.00	-		746,760		746,760 T
--ASV...										186,691

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			1625	651	WD	5/06/1997	A		
AMOUNT			1167	164	WD	12/22/1978	A		
AMOUNT									

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
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Bldg No. 3
 Imp Desc: 6105 APARTMENT- TOWNHOUSE EYB: 1974 1705 VINEYARD DR N Exempt Code
 Grade : C+05 C+05 GRADE AYB: 1974 Finished Area: 6,528.00
 # of Units 6 Rms Bedrms Bathrms HBaths

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2061 PATIO-CONC	100		1020	7.50			55.00			4,207
MA 212 APT-TOWNHOUSE	100		3264	108.00	2.00		94.00			331,361
MA 212 (UPPER FLOORS)	100		3264	108.00	2.00	100.00	94.00			331,361
- AR 10 FORCED AIR HEAT W/ A100	100		6528	.00						0
- EW 18 BRICK VENEER	100		268	35.00						9,380
- FC 06 CARPET	100		6528	.00						0
- FN 06 SPREAD FOOTING	100		268	5.30-						1,420-
- FT 01 WOOD FRAME	100		3264	.00						0
- IF 01 DRYWALL	100		3264	.00						0
- RC 02 COMPOSITION SHINGLE	100		3264	.00						0
- RS 04 WOOD TRUSS	100		3264	.00						0

RCN...			PCT COMPLETE		100	x				674,889
QUAL..	C+05				105.00	x				708,633
DEPR..	C50				79.00	-		559,819		559,819 T
--ASV...										148,814

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
AMOUNT									
AMOUNT									

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
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Bldg No. 4
 Imp Desc: 6105 APARTMENT- TOWNHOUSE EYB: 1973 1703 VINEYARD DR N Exempt Code
 Grade : C+05 C+05 GRADE AYB: 1973 Finished Area: 9,240.00
 # of Units 6 Rms Bedrms Bathrms HBaths

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2061 PATIO-CONC	100		1320	7.50			55.00			5,445
MA 212 APT-TOWNHOUSE	100		4620	108.00	2.00		92.00			459,043
MA 212 (UPPER FLOORS)	100		4620	108.00	2.00	100.00	92.00			459,043
- AR 10 FORCED AIR HEAT W/ A100	100		9240	.00						0
- EW 18 BRICK VENEER	100		334	35.00						11,690
- FC 06 CARPET	100		9240	.00						0
- FN 06 SPREAD FOOTING	100		334	5.30-						1,770-
- FT 01 WOOD FRAME	100		4620	.00						0
- IF 01 DRYWALL	100		4620	.00						0
- RC 02 COMPOSITION SHINGLE	100		4620	.00						0
- RS 04 WOOD TRUSS	100		4620	.00						0

RCN...			PCT COMPLETE		100	x				933,451
QUAL..	C+05				105.00	x				980,123
DEPR..	C50				80.00	-		784,098		784,098 T
--ASV...										196,025

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
AMOUNT									
AMOUNT									

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
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Bldg No. 5 Exempt Code
 Imp Desc: 6105 APARTMENT- TOWNHOUSE EYB: 1974 1709 VINEYARD DR N
 Grade : C C GRADE AYB: 1974 Finished Area: 9,240.00
 # of Units 6 Rms Bedrms Bathrms HBaths

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2061 PATIO-CONC	100		1320	7.50			55.00			5,445
MA 212 APT-TOWNHOUSE	100		4620	108.00	2.00		92.00			459,043
MA 212 (UPPER FLOORS)	100		4620	108.00	2.00	100.00	92.00			459,043
- AR 10 FORCED AIR HEAT W/ A100	100		9240	.00						0
- EW 18 BRICK VENEER	100		334	35.00						11,690
- FC 06 CARPET	100		9240	.00						0
- FN 06 SPREAD FOOTING	100		334	5.30-						1,770-
- FT 01 WOOD FRAME	100		4620	.00						0
- IF 01 DRYWALL	100		4620	.00						0
- RC 02 COMPOSITION SHINGLE	100		4620	.00						0
- RS 04 WOOD TRUSS	100		4620	.00						0

RCN...			PCT COMPLETE		100	x				933,451
QUAL..	C				100.00	x				933,451
DEPR..	C50				79.00	-		737,425		737,425 T
--ASV...										196,026

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
AMOUNT									
AMOUNT									

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
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Bldg No. 6
 Imp Desc: 6105 APARTMENT- TOWNHOUSE EYB: 1974 1701 VINEYARD DR N Exempt Code
 Grade : C+05 C+05 GRADE AYB: 1974 Finished Area: 8,640.00
 # of Units 8 Rms Bedrms Bathrms HBaths

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2061 PATIO-CONC	100		1350	7.50			55.00			5,568
MA 212 APT-TOWNHOUSE	100		4320	108.00	2.00		93.00			433,900
MA 212 (UPPER FLOORS)	100		4320	108.00	2.00	100.00	93.00			433,900
- AR 10 FORCED AIR HEAT W/ A100	100		8640	.00						0
- EW 18 BRICK VENEER	100		334	35.00						11,690
- FC 06 CARPET	100		8640	.00						0
- FN 06 SPREAD FOOTING	100		334	5.30-						1,770-
- FT 01 WOOD FRAME	100		4320	.00						0
- IF 01 DRYWALL	100		4320	.00						0
- RC 02 COMPOSITION SHINGLE	100		4320	.00						0
- RS 04 WOOD TRUSS	100		4320	.00						0

RCN...			PCT COMPLETE		100	x				883,288
QUAL..	C+05				105.00	x				927,453
DEPR..	C50				79.00	-		732,687		732,687 T
--ASV...										194,766

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
AMOUNT									
AMOUNT									

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
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Bldg No. 7
 Imp Desc: 6105 APARTMENT- TOWNHOUSE EYB: 1974 1713 VINEYARD DR N Exempt Code
 Grade : C+05 C+05 GRADE AYB: 1974 Finished Area: 6,528.00
 # of Units 6 Rms Bedrms Bathrms HBaths

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2061 PATIO-CONC	100		1020	7.50			55.00			4,207
MA 212 APT-TOWNHOUSE	100		3264	108.00	2.00		94.00			331,361
MA 212 (UPPER FLOORS)	100		3264	108.00	2.00	100.00	94.00			331,361
- AR 10 FORCED AIR HEAT W/ A100	100		6528	.00						0
- EW 18 BRICK VENEER	100		268	35.00						9,380
- FC 06 CARPET	100		6528	.00						0
- FN 06 SPREAD FOOTING	100		268	5.30-						1,420-
- FT 01 WOOD FRAME	100		3264	.00						0
- IF 01 DRYWALL	100		3264	.00						0
- RC 02 COMPOSITION SHINGLE	100		3264	.00						0
- RS 04 WOOD TRUSS	100		3264	.00						0

RCN...			PCT COMPLETE		100	x				674,889
QUAL..	C+05				105.00	x				708,633
DEPR..	C50				79.00	-		559,819		559,819 T
--ASV...										148,814

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
AMOUNT									
AMOUNT									

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
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Bldg No. 8 Exempt Code
 Imp Desc: 6005 APARTMENT- GARDEN EYB: 1974 1711 VINEYARD DR N
 Grade : C C GRADE AYB: 1974 Finished Area: 8,640.00
 # of Units 10 Rms Bedrms Bathrms HBaths

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2061 PATIO-CONC	100		1350	7.50			55.00			5,568
MA 211 APT-GARDEN	100		4320	108.00	2.00		93.00			433,900
MA 211 (UPPER FLOORS)	100		4320	108.00	2.00	100.00	93.00			433,900
- AR 10 FORCED AIR HEAT W/ A100	100		8640	.00						0
- EW 18 BRICK VENEER	100		334	35.00						11,690
- FC 06 CARPET	100		8640	.00						0
- FN 06 SPREAD FOOTING	100		334	5.30-						1,770-
- FT 01 WOOD FRAME	100		4320	.00						0
- IF 01 DRYWALL	100		4320	.00						0
- RC 02 COMPOSITION SHINGLE	100		4320	.00						0
- RS 04 WOOD TRUSS	100		4320	.00						0

RCN...			PCT COMPLETE		100	x				883,288
QUAL..	C				100.00	x				883,289
DEPR..	C50				79.00	-		697,797		697,797 T
--ASV...										185,492

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
AMOUNT									
AMOUNT									

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
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Bldg No. 9
 Imp Desc: 6105 APARTMENT- TOWNHOUSE EYB: 1973 1715 VINEYARD DR N Exempt Code
 Grade : C+05 C+05 GRADE AYB: 1973 Finished Area: 8,640.00
 # of Units 8 Rms Bedrms Bathrms HBaths

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2061 PATIO-CONC	100		1350	7.50			55.00			5,568
MA 212 APT-TOWNHOUSE	100		4320	108.00	2.00		93.00			433,900
MA 212 (UPPER FLOORS)	100		4320	108.00	2.00	100.00	93.00			433,900
- AR 10 FORCED AIR HEAT W/ A100	100		8640	.00						0
- EW 18 BRICK VENEER	100		334	35.00						11,690
- FC 06 CARPET	100		8640	.00						0
- FN 06 SPREAD FOOTING	100		334	5.30-						1,770-
- FT 01 WOOD FRAME	100		4320	.00						0
- IF 01 DRYWALL	100		4320	.00						0
- RC 02 COMPOSITION SHINGLE	100		4320	.00						0
- RS 04 WOOD TRUSS	100		4320	.00						0

RCN...			PCT COMPLETE		100	x				883,288
QUAL..	C+05				105.00	x				927,453
DEPR..	C50				80.00	-		741,961		741,961 T
--ASV...										185,492

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
AMOUNT									
AMOUNT									

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
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Bldg No. 10
 Imp Desc: 6005 APARTMENT- GARDEN EYB: 1973 3344 WARD BLVD Exempt Code
 Grade : C+05 C+05 GRADE AYB: 1973 Finished Area: 7,700.00
 # of Units 10 Rms Bedrms Bathrms HBaths

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2061 PATIO-CONC	100		1100	7.50			55.00			4,537
MA 211 APT-GARDEN	100		3850	108.00	2.00		93.00			386,694
MA 211 (UPPER FLOORS)	100		3850	108.00	2.00	100.00	93.00			386,694
- AR 10 FORCED AIR HEAT W/ A100	100		7700	.00						0
- EW 18 BRICK VENEER	100		290	35.00						10,150
- FC 06 CARPET	100		7700	.00						0
- FN 06 SPREAD FOOTING	100		290	5.30-						1,537-
- FT 01 WOOD FRAME	100		3850	.00						0
- IF 01 DRYWALL	100		3850	.00						0
- RC 02 COMPOSITION SHINGLE	100		3850	.00						0
- RS 04 WOOD TRUSS	100		3850	.00						0

RCN...			PCT COMPLETE		100	x				786,538
QUAL..		C+05			105.00	x				825,864
DEPR..	C50				80.00	-		660,691		660,691 T
--ASV...										165,173

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
AMOUNT									
AMOUNT									

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
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