

**Wilson (095)**  
**Tax Year 2026 | Reappraisal 2026**

Jan 1 Owner  
 YAMASA CO LTD  
 PO BOX 4090  
 SCOTTSDALE AZ 85261

Current Owner  
**OAK COVE CT 601**  
 Ctrl Map: 031M    Group: M    Parcel: 033.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$70,000  
**Improvement Value:** \$376,200  
**Total Market Appraisal:** \$446,200  
**Assessment Percentage:** 25%  
**Assessment:** \$111,550

**Subdivision Data**

**Subdivision:**  
 ROYAL OAKS SEC 2 PH 2  
**Plat Book:** 25    **Plat Page:** 562    **Block:**    **Lot:** 33

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 508  
**Special Service District 1:** 950  
**District:** 01  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:** MT. JULIET  
**Special Service District 2:** 000  
**Neighborhood:** M84  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** RS10

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** 0    **Total Land Units:** 1

| Land Code | Soil Class | Units |
|-----------|------------|-------|
| 01 - RES  |            | 1.00  |

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 12 - BRICK/WOOD  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1+ - AVERAGE +  
**Square Feet of Living Area:**  
 2218

**Building Sketch**



**Stories:**

2.00

**Actual Year Built:**

2008

**Plumbing Fixtures:**

8

**Condition:**

GD - GOOD

**Building Areas**

| Areas                      | Square Feet |
|----------------------------|-------------|
| BAS - BASE                 | 1,118       |
| USF - UPPER STORY FINISHED | 860         |
| OPF - OPEN PORCH FINISHED  | 122         |
| GRF - GARAGE FINISHED      | 400         |
| USH - UPPER STORY HIGH     | 400         |

**Outbuildings & Yard Items**

| Building # | Type              | Description | Area/Units |
|------------|-------------------|-------------|------------|
| 1          | WDK - WOOD DECK   | 11X12       | 132        |
| 1          | DRW - DRIVEWAY    |             | 1          |
| 1          | CMN - COMMON AREA |             | 1          |

**Sale Information**

| Sale Date  | Price     | Book | Page | Vacant/Improved | Type Instrument     | Qualification               |
|------------|-----------|------|------|-----------------|---------------------|-----------------------------|
| 4/26/2024  | \$442,850 | 2306 | 1285 | I - IMPROVED    | WD - WARRANTY DEED  | A - ACCEPTED                |
| 11/16/2021 | \$0       | 2132 | 2200 |                 | QC - QUITCLAIM DEED | -                           |
| 5/28/2008  | \$208,000 | 1307 | 2498 | I - IMPROVED    | WD - WARRANTY DEED  | A - ACCEPTED                |
| 1/23/2004  | \$305,500 | 1063 | 926  | V - VACANT      | WD - WARRANTY DEED  | H - BUSINESS/CORPORATE SALE |