

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

Jan 1 Owner  
 SN TENNESSEE LLC  
 C/O RYAN LLC  
 PO BOX 4900  
 SCOTTSDALE AZ 85261

Current Owner

**CAVAN LN 901**  
 Ctrl Map: 053E    Group: C    Parcel: 019.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$85,000  
**Improvement Value:** \$316,100  
**Total Market Appraisal:** \$401,100  
**Assessment Percentage:** 25%  
**Assessment:** \$100,275

**Subdivision Data**

**Subdivision:** NICHOLS VALE PH5A  
**Plat Book:** 29    **Plat Page:** 736    **Block:**    **Lot:** 501

**Additional Information**

**General Information**

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

**City:** MT. JULIET  
**Special Service District 2:** 000  
**Neighborhood:** M65  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:**

**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:	Total Land Units: 1
Land Code	Soil Class	Units
01 - RES		1.00

**Residential Building #: 1**

**Improvement Type:** 04 - TOWNHOUSE  
**Exterior Wall:** 12 - BRICK/WOOD  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 2 - ABOVE AVERAGE  
**Square Feet of Living Area:** 1679

**Building Sketch**



**Stories:**

2.00

**Actual Year Built:**

2019

**Plumbing Fixtures:**

8

**Condition:**

AV - AVERAGE

**Building Areas**

Areas	Square Feet
BAS - BASE	724
USF - UPPER STORY FINISHED	955
GRF - GARAGE FINISHED	231
OPF - OPEN PORCH FINISHED	70

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	CMN - COMMON AREA		1
1	DRW - DRIVEWAY		1
1	PTO - PATIO		100

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
10/19/2021	\$357,000	2125	864	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/30/2019	\$271,305	1911	2124	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/17/2019	\$812,000	1881	2423	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
3/21/2018	\$2,500,000	1815	1778	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
11/21/2013	\$0	1572	2225		-	-
11/21/2013	\$2,400,000	1572	2219	I - IMPROVED	WD - WARRANTY DEED	G - FORCED SALE