

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

Jan 1 Owner  
 SFR JV-1 2020-1 BORROWER LLC  
 C/O RYAN, LLC  
 P.O.BOX 4900  
 SCOTTSDALE AZ 85261

Current Owner

**RIVERWOOD CT 400**

Ctrl Map:	Group:	Parcel:	PI:	SI:
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**Value Information**

**Land Market Value:** \$45,000  
**Improvement Value:** \$244,000  
**Total Market Appraisal:** \$289,000  
**Assessment Percentage:** 40%  
**Assessment:** \$115,600

**Subdivision Data**

**Subdivision:**  
 HICKORY STATION TOWNHOMES

<b>Plat Book:</b>	<b>Plat Page:</b>	<b>Block:</b>	<b>Lot:</b>
			24

**Additional Information**

UNIT 24/PRORATED IMPROVEMENT VALUE FOR 2017 W/DATE 3/27/2017

**General Information**

<b>Class:</b> 08 - Commercial	<b>City:</b> MT. JULIET
<b>City #:</b> 508	<b>Special Service District 2:</b> 000
<b>Special Service District 1:</b> 950	<b>Neighborhood:</b> M06
<b>District:</b> 01	<b>Number of Mobile Homes:</b> 0
<b>Number of Buildings:</b> 1	<b>Utilities - Electricity:</b> 01 - PUBLIC
<b>Utilities - Water/Sewer:</b> 01 - PUBLIC / PUBLIC	<b>Zoning:</b>
<b>Utilities - Gas/Gas Type:</b> 01 - PUBLIC - NATURAL GAS	

**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
05 - MULTI FAMIY		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:**  
 1593

**Building Sketch**



**Stories:**  
 2.00  
**Actual Year Built:**  
 2016  
**Plumbing Fixtures:**  
 8  
**Condition:**  
 AV - AVERAGE

**Building Areas**

Areas	Square Feet
BAS - BASE	692
USF - UPPER STORY FINISHED	901
GRF - GARAGE FINISHED	209
OPF - OPEN PORCH FINISHED	12

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	DRW - DRIVEWAY		1
1	PTO - PATIO		144
1	CMN - COMMON AREA		1

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/8/2020	\$0	1981	282		QC - QUITCLAIM DEED	-
11/20/2019	\$21,854,250	1927	1900	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
4/13/2017	\$209,022	1756	2352	I - IMPROVED	WD - WARRANTY DEED	G - FORCED SALE
8/14/2015	\$1,000,000	1656	1601	V - VACANT	WD - WARRANTY DEED	N - NON-ARM'S LENGTH