

**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

**BEDFORD BEND 2104**

Ctrl Map:	Group:	Parcel:	PI:	SI:
076C	E	013.00		000

**Value Information**

**Land Market Value:** \$95,000  
**Improvement Value:** \$377,900  
**Total Market Appraisal:** \$472,900  
**Assessment Percentage:** 25%  
**Assessment:** \$118,225

**Subdivision Data**

**Subdivision:**  
 KELSEY GLEN PH2 SEC 4  
**Plat Book:** 28      **Plat Page:** 174      **Block:**      **Lot:** 248

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 508  
**Special Service District 1:** 950  
**District:** 25  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL  
 GAS

**City:** MT. JULIET  
**Special Service District 2:** 000  
**Neighborhood:** M52  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** RS15

**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:**  
 2220

**Building Sketch**



**Stories:**

2.00

**Actual Year Built:**

2014

**Plumbing Fixtures:**

9

**Condition:**

GD - GOOD

**Building Areas**

Areas	Square Feet
BAS - BASE	1,570
GRF - GARAGE FINISHED	360
OPF - OPEN PORCH FINISHED	120
OPF - OPEN PORCH FINISHED	48
USH - UPPER STORY HIGH	1,084

**Outbuildings & Yard Items**

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

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
7/8/2020	\$0	1981	282		QC - QUITCLAIM DEED	-
11/20/2019	\$6,171,500	1927	1988	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
10/31/2019	\$0	1920	1069		QC - QUITCLAIM DEED	-
9/29/2017	\$0	1784	2427		QC - QUITCLAIM DEED	-
10/26/2016	\$314,000	1728	784	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/9/2014	\$290,859	1620	1290	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
12/23/2012	\$1,280,000	1523	156	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS