

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

Jan 1 Owner  
 TRICON SFR 2024-4 BORROWER LLC  
 C/O RYAN, LLC  
 P.O. BOX 4900  
 SCOTTSDALE AZ 85261

Current Owner

**DEAN DR 833**

Ctrl Map:	Group:	Parcel:	PI:	SI:
095P	D	044.00		000

**Value Information**

**Land Market Value:** \$90,000  
**Improvement Value:** \$309,100  
**Total Market Appraisal:** \$399,100  
**Assessment Percentage:** 25%  
**Assessment:** \$99,775

**Subdivision Data**

**Subdivision:**  
 WALTON'S GROVE PH3B  
**Plat Book:**                      **Plat Page:**                      **Block:**                      **Lot:**  
 29                                      706                                                                           367

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 508  
**Special Service District 1:** 950  
**District:** 24  
**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:** M116  
**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:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 05 - SIDING ABOVE AVG  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1812

**Building Sketch**



**Stories:**  
 2.00  
**Actual Year Built:**  
 2021  
**Plumbing Fixtures:**  
 8  
**Condition:**  
 AV - AVERAGE

**Building Areas**

Areas	Square Feet
BAS - BASE	816
GRF - GARAGE FINISHED	484
OPF - OPEN PORCH FINISHED	78
USF - UPPER STORY FINISHED	816
USF - UPPER STORY FINISHED	180

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	CMN - COMMON AREA		1
1	WDK - WOOD DECK		32
1	DRW - DRIVEWAY		1

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
11/12/2024	\$0	2343	2389		QC - QUITCLAIM DEED	-
11/3/2023	\$465,000	2280	1097	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/10/2021	\$374,460	2104	145	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/23/2021	\$85,262	2071	235	V - VACANT	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
11/6/2019	\$0	1919	1949		SC - SCRIVENER'S AFFIDAVIT	-
1/12/2017	\$0	1741	792		-	-