

CIS Data

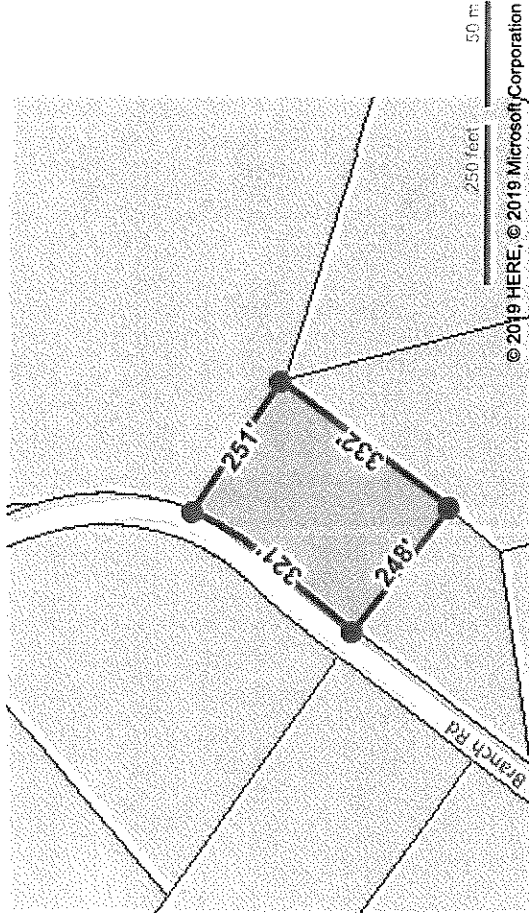
Lot 1

Sunday, June 09, 2019

LOCATION
 Property Address: Keys Branch Rd TN
 Subdivision: Forest Of The Deer Sec I
 County: Hickman County, TN

PROPERTY SUMMARY
 Property Type: Residential
 Land Use: Residential
 Improvement Type:
 Square Feet:

GENERAL PARCEL INFORMATION
 Parcel ID/Tax ID: 036 018.17
 Special Int: 000
 Alternate Parcel ID:
 Land Map: 036
 District/Ward: 06
 2010 Census Trct/Blk: 9502/1
 Assessor Roll Year: 2018



CURRENT OWNER

Name: Manning Debria
 Mailing Address: 103 Miss Ellie Dr
 La Vergne, TN 37086-2142

SALES HISTORY THROUGH 05/31/2019

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
8/18/2012	\$5,000	Manning Debria		Accepted Warranty Deed Sale	29/6077	
2/26/2009	\$7,500	Eyre Don		Non Arms Length Transfer	24/9466	
1/9/2008		Caudill Investment LLC			8	22/3485
4/25/1998	\$2,107	Baudill Noble C II % Caudill Enterprises		Forced Sale	122/465	
7/10/1997	\$14,000	Gunn Wendell S Et Ux Marsha K		Non Arms Length Transfer	118/815	
12/11/1996		Caudill Noble C II			13	116/642
10/31/1986		Caudill Noble C II			7	81/262

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate

Appraisal Year	2018	Assessment Year	2018
Appraised Land	\$12,600	Assessed Land	Hickman County
Appraised Improvements	\$5,600	Assessed Improvements	
Total Tax Appraisal	\$18,200	Total Assessment	\$4,550
		Exempt Amount	
		Exempt Reason	

TAXES	City Taxes	County Taxes	Total Taxes
2018	\$127.41	\$127.41	\$127.41
2017	\$133.75	\$133.75	\$133.75
2015	\$115.55	\$115.55	\$115.55
2014	\$116.18	\$116.18	\$116.18

MORTGAGE HISTORY
 No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING
 No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
X Cabin	12X28	2013	AVERAGE

PROPERTY CHARACTERISTICS: LOT

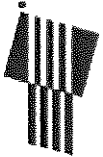
Land Use	Lot Dimensions
Residential	
Block/Lot	/1
Lot Square Feet	95,832
Latitude/Longitude	35.911073°/-87.444834°
Acreage	2.2

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
None	Paved
Electric Source	Topography
Public	Rolling
Water Source	District Trend
Private	Static
Sewer Source	Special School District 1
Private	Special School District 2
Zoning Code	Owner Type
	Private

LEGAL DESCRIPTION

Subdivision	Plat Book/Page
Forest Of The Deer Sec I	B/24B
Block/Lot	District/Ward
/1	06
Description	



CRS Data

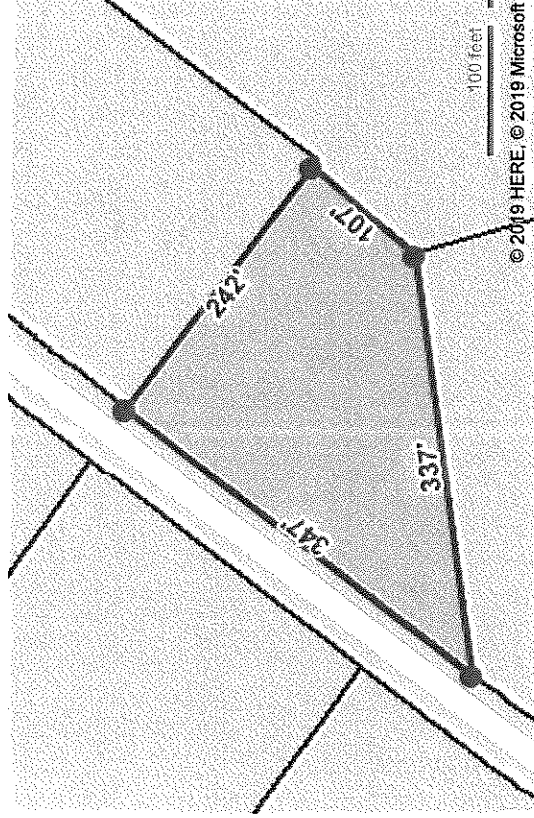
Lot 2

Sunday, June 09, 2019

LOCATION
 Property Address Keys Branch Rd
 TN
 Subdivision Forest Of The Deer Sec I
 County Hickman County, TN

PROPERTY SUMMARY
 Property Type Residential
 Land Use Residential
 Improvement Type
 Square Feet

GENERAL PARCEL INFORMATION
 Parcel ID/Tax ID 036 018.18
 Special Int 000
 Alternate Parcel ID
 Land Map 036
 District/Ward 06
 2010 Census Tract/Blk 9502/1
 Assessor Roll Year 2018



CURRENT OWNER

Name Hughes Debria Etal Christopher Hughes
 Mailing Address 103 Miss Ellie Dr
 La Vergne, TN 37086-2142

SALES HISTORY THROUGH 05/31/2019

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
3/3/2014	\$7,600	Hughes Debria Etal Christopher Hughes		Multiple Parcels Sold	3	31/8629
10/12/2011	\$420,500	Crews Barry Etux Etal Danny Crews Etux		Multiple Parcels Sold	5	28/3622
1/9/2008		Caudill Investment LLC			8	22/3485
12/11/1996	\$100	Caudill Noble C II		Physical Difference	13	116/642
10/31/1996					7	81/262

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2018	Assessment Year	2018		
Appraised Land	\$10,800	Assessed Land		Hickman County	2.8002
Appraised Improvements		Assessed Improvements			

Total Tax Appraisal \$10,800 Total Assessment \$2,700
 Exempt Amount
 Exempt Reason

Tax Year	City Taxes	County Taxes	Total Taxes
2018		\$75.61	\$75.61
2017		\$79.37	\$79.37
2015		\$68.57	\$68.57
2014		\$68.57	\$68.57

MORTGAGE HISTORY
 No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING
 No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES
 No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Block/Lot	Lot Dimensions
Residential	/2	63.162
		1.45

Latitude/Longitude 35.910497°/-87.445497°

PROPERTY CHARACTERISTICS: UTILITIES/AREA

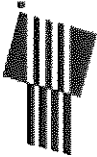
Gas Source	Road Type
None	Paved
Electric Source	Topography
Public	Rolling
Water Source	District Trend
Private	Static
Sewer Source	Special School District 1
Private	Special School District 2
Zoning Code	Owner Type
	Private

LEGAL DESCRIPTION

Subdivision	Plat Book/Page
Forest Of The Deer Sec I	B/24B
Block/Lot	District/Ward
/2	06
Description	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.47081C0065D



CRS Data

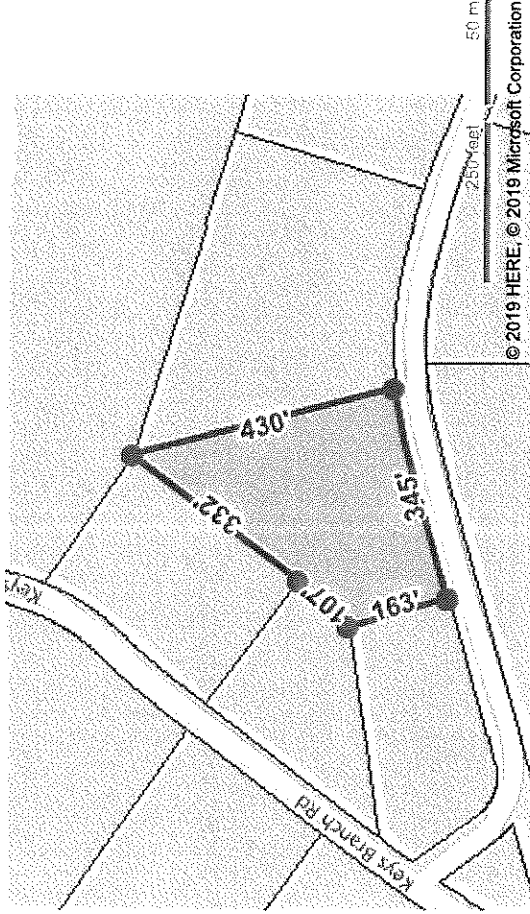
Lot 4

Sunday, June 09, 2019

LOCATION
 Property Address Keys Branch Rd
 TN
 Subdivision Forest Of The Deer Sec I
 County Hickman County, TN

PROPERTY SUMMARY
 Property Type Residential
 Land Use Residential
 Improvement Type
 Square Feet

GENERAL PARCEL INFORMATION
 Parcel ID/Tax ID 036 018.20
 Special Int 000
 Alternate Parcel ID
 Land Map 036
 District/Ward 06
 2010 Census Tract/Bik 9502/1
 Assessor Roll Year 2018



CURRENT OWNER

Name Hughes Debria Etal Christopher Hughes
 Mailing Address 103 Miss Ellie Dr
 La Vergne, TN 37086-2142

SALES HISTORY THROUGH 05/31/2019

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
8/29/2018		Delinquent Taxpayers Hug Hes Debria				38/6585
11/29/2017		Delinquent Taxpayers Bra Zzell Cynthia D Brazz			35	37/3155
3/3/2014	\$7,600	Hughes Debria Etal Christopher Hughes		Multiple Parcels Sold	3	31/8629
10/12/2011	\$420,500	Crews Barry Etux Etal Danny Crews Etux		Multiple Parcels Sold	5	28/3622
1/9/2008		Caudill Investment LLC			8	22/3485
12/11/1996		Caudill Noble C II			13	116/642

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2018	Assessment Year	2018		
Appraised Land	\$12,800	Assessed Land		Hickman County	2.8002

Appraised Improvements	Assessed Improvements
Total Tax Appraisal	Total Assessment
\$12,800	\$3,200
Exempt Amount	Exempt Amount
Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2018	\$89.61	\$89.61	\$89.61
2017	\$94.06	\$94.06	\$94.06
2015	\$81.26	\$81.26	\$81.26
2014	\$81.26	\$81.26	\$81.26

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#	Assignments/ Releases
10/12/2011	\$421,023	Crews Barry Crews Carol	Wayne County Bank	28/3628 11003120	R

ASSIGNMENTS & RELEASES

Mortgage Date	New Lender	Original Lender	Borrower	Book/Page or Document#	Recorded Date	Document Type
10/12/2011	Wayne County Bank	Wayne County Bank	Crews Barry Crews Carol	33/1142 15000621	3/2/2015	Release

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	
Block/Lot	/4	Lot Square Feet	98,881
Latitude/Longitude	35.910424°/-87.444422°	Acreage	2.27

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	None	Road Type	Paved
Electric Source	Public	Topography	Rolling
Water Source	Private	District Trend	Static
Sewer Source	Private	Special School District 1	
Zoning Code	Private	Special School District 2	
Owner Type	Private		

LEGAL DESCRIPTION

Subdivision Forest Of The Deer Sec I Plat Book/Page B/24B



CBS Data

LOT 5

Sunday, June 09, 2019

LOCATION

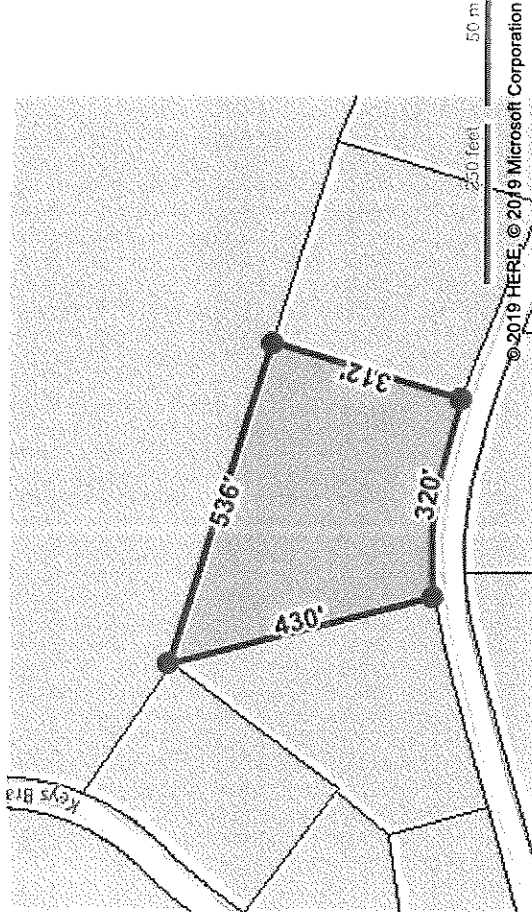
Property Address Keys Branch Rd
TN
Subdivision Forest Of The Deer Sec I
County Hickman County, TN

PROPERTY SUMMARY

Property Type Residential
Land Use Residential
Improvement Type
Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 036 018.21
Special Int 000
Alternate Parcel ID
Land Map 036
District/Ward 06
2010 Census Trct/Blk 9502/1
Assessor Roll Year 2018



CURRENT OWNER

Name Hughes Debria Etal Christopher Hughes
Mailing Address 103 Miss Ellie Dr
La Vergne, TN 37086-2142

SALES HISTORY THROUGH 05/31/2019

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
8/29/2018		Delinquent Taxpayers Hug Hes Debria				38/6587
11/29/2017		Delinquent Taxpayers Bra Zzell Cynthia D Brazz			35	37/3155
3/3/2014	\$7,600	Hughes Debria Etal Christopher Hughes		Multiple Parcels Sold	3	31/8629
10/12/2011	\$420,500	Crews Barry Etux Etal Danny Crews Etux		Multiple Parcels Sold	5	28/3622
1/9/2008		Caudill Investment LLC			8	22/3485
12/11/1996		Caudill Noble C II			13	116/642

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2018	Assessment Year	2018		
Appraised Land	\$16,200	Assessed Land		Hickman County	2.8002

Appraised Improvements	Assessed Improvements
Total Tax Appraisal \$16,200	Total Assessment \$4,050
Exempt Amount	Exempt Reason

TAXES	Tax Year	City Taxes	County Taxes	Total Taxes
	2018		\$113.41	\$113.41
	2017		\$119.05	\$119.05
	2015		\$102.85	\$102.85
	2014		\$102.85	\$102.85

MORTGAGE HISTORY
 No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING
 No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES
 No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	
Block/Lot	/5	Lot Square Feet	136,778
Latitude/Longitude	35.910587°/-87.443312°	Acreage	3.14

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	None	Road Type	Paved
Electric Source	Public	Topography	Rolling
Water Source	Private	District Trend	Static
Sewer Source	Private	Special School District 1	
Zoning Code		Special School District 2	
Owner Type	Private		

LEGAL DESCRIPTION

Subdivision	Forest Of The Deer Sec I	Plat Book/Page	B/24B
Block/Lot	/5	District/Ward	06
Description			

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47081C0065D	08/04/2008