

**LOCATION**

|                         |   |
|-------------------------|---|
| <b>Property Address</b> | 5219 Smithville Hwy<br>McMinnville, TN 37110-5889 |
| <b>Subdivision</b>      |   |
| <b>County</b>           | Warren County, TN                                 |

**PROPERTY SUMMARY**

|                         |                                  |
|-------------------------|----------------------------------|
| <b>Property Type</b>    | Residential                      |
| <b>Land Use</b>         | Undeveloped And Unused Land Area |
| <b>Improvement Type</b> | Prefab                           |
| <b>Square Feet</b>      | 6156                             |

**GENERAL PARCEL INFORMATION**

|                             |            |
|-----------------------------|------------|
| <b>Parcel ID/Tax ID</b>     | 041 008.00 |
| <b>Special Int</b>          | 000        |
| <b>Alternate Parcel ID</b>  |            |
| <b>Land Map</b>             | 041        |
| <b>District/Ward</b>        | 14         |
| <b>2020 Census Trct/Blk</b> | 9302.02/1  |
| <b>Assessor Roll Year</b>   | 2022       |



**CURRENT OWNER**

|                        |   |
|------------------------|---|
| <b>Name</b>            | Stewart Derwood                               |
| <b>Mailing Address</b> | 179 Stewarts Ln<br>McMinnville, TN 37110-7639 |

**SCHOOL ZONE INFORMATION**

|                                  |          |
|----------------------------------|----------|
| <b>Dibrell Elementary School</b> | 3.9 mi   |
| Primary Middle: Pre K to 8       | Distance |
| <b>Warren County High School</b> | 7.7 mi   |
| High: 9 to 12                    | Distance |

**SALES HISTORY THROUGH 02/10/2023**

| Date      | Amount | Buyer/Owners    | Seller | Instrument | No. Parcels | Book/Page Or Document# |
|-----------|--------|-----------------|--------|------------|-------------|------------------------|
| 1/10/1963 |        | Stewart Derwood |        |            | 2           | 134/373                |

**TAX ASSESSMENT**

| Appraisal                     | Amount    | Assessment                   | Amount   | Jurisdiction  | Rate   |
|-------------------------------|-----------|------------------------------|----------|---------------|--------|
| <b>Appraisal Year</b>         | 2022      | <b>Assessment Year</b>       | 2022     |               |        |
| <b>Appraised Land</b>         | \$52,500  | <b>Assessed Land</b>         |          | <b>Warren</b> | 1.9677 |
| <b>Appraised Improvements</b> | \$102,800 | <b>Assessed Improvements</b> |          |               |        |
| <b>Total Tax Appraisal</b>    | \$155,300 | <b>Total Assessment</b>      | \$38,825 |               |        |
|                               |           | <b>Exempt Amount</b>         |          |               |        |
|                               |           | <b>Exempt Reason</b>         |          |               |        |

**TAXES**

| Tax Year | City Taxes | County Taxes | Total Taxes |
|----------|------------|--------------|-------------|
| 2022     |            | \$763.96     | \$763.96    |
| 2021     |            | \$763.96     | \$763.96    |
| 2020     |            | \$763.96     | \$763.96    |
| 2019     |            | \$872.16     | \$872.16    |

|      |          |          |
|------|----------|----------|
| 2018 | \$694.52 | \$694.52 |
| 2017 | \$694.52 | \$694.52 |
| 2016 | \$694.52 | \$694.52 |
| 2015 | \$694.52 | \$694.52 |
| 2014 | \$766.27 | \$766.27 |
| 2013 | \$705.41 | \$705.41 |

## MORTGAGE HISTORY

| Date       | Loan Amount | Borrower                 | Lender              | Book/Page or Document# |
|------------|-------------|--------------------------|---------------------|------------------------|
| 07/21/2000 | \$49,240    | Melvin Jeffrey & Gina M  | Cumberland Bank     | 395/475                |
| 10/23/1995 | \$200,000   | Stewart Derwood And Mary | First National Bank | 318/451                |

## PROPERTY CHARACTERISTICS: BUILDING

## Building # 1

|                                     |        |                |                              |           |
|-------------------------------------|--------|----------------|------------------------------|-----------|
| Type                                | Prefab | Condition      | Average                      | Units     |
| Year Built                          | 1987   | Effective Year | 1992                         | Stories 1 |
| BRs                                 |        | Baths          | F H                          | Rooms     |
| Total Sq. Ft.                       | 6,156  |                |                              |           |
| Building Square Feet (Living Space) |        |                | Building Square Feet (Other) |           |
| Office - Good 1296                  |        |                | Prefab 4860                  |           |

## - CONSTRUCTION

|                    |                      |                   |                      |
|--------------------|----------------------|-------------------|----------------------|
| Quality            | Average              | Roof Framing      | Woodframe/Truss      |
| Shape              | Rectangular Design   | Roof Cover Deck   | Prefin Metal Crimped |
| Partitions         |                      | Cabinet Millwork  | Below Average        |
| Common Wall        |                      | Floor Finish      | Concrete Finish      |
| Foundation         | Continuous Footing   | Interior Finish   | Unfinished           |
| Floor System       | Slab On Grade        | Air Conditioning  |                      |
| Exterior Wall      | Prefin Metal Crimped | Heat Type         | Unit Heater          |
| Structural Framing | Wood Beam & Column   | Bathroom Tile     |                      |
| Fireplace          |                      | Plumbing Fixtures | 4                    |

## - OTHER

|           |          |                      |            |
|-----------|----------|----------------------|------------|
| Occupancy | Occupied | Building Data Source | Inspection |
|-----------|----------|----------------------|------------|

## PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

## PROPERTY CHARACTERISTICS: LOT

|                    |                                  |                 |         |
|--------------------|----------------------------------|-----------------|---------|
| Land Use           | Undeveloped And Unused Land Area | Lot Dimensions  |         |
| Block/Lot          |                                  | Lot Square Feet | 200,375 |
| Latitude/Longitude | 35.755258°/-85.788031°           | Acreage         | 4.6     |

## PROPERTY CHARACTERISTICS: UTILITIES/AREA

|                 |            |                           |        |
|-----------------|------------|---------------------------|--------|
| Gas Source      |            | Road Type                 | Paved  |
| Electric Source | Public     | Topography                | Level  |
| Water Source    | Public     | District Trend            | Stable |
| Sewer Source    | Individual | Special School District 1 |        |
| Zoning Code     |            | Special School District 2 |        |

Owner Type

LEGAL DESCRIPTION

Subdivision

Plat Book/Page

Block/Lot

District/Ward

14

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. | 47177C0050D   | 09/26/2008           |