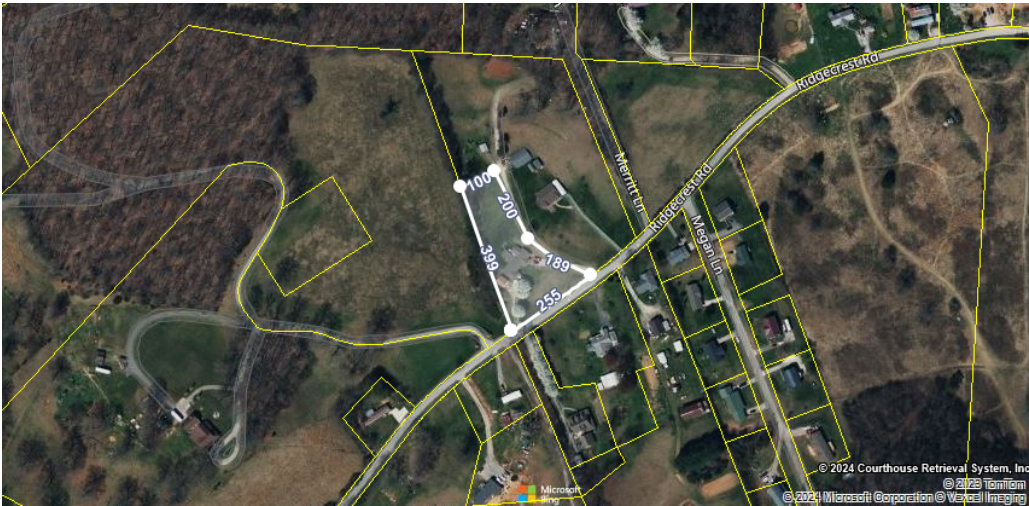




LOCATION

|                            |                                              |
|----------------------------|----------------------------------------------|
| Property Address           | 417 Ridgecrest Rd<br>Luttrell, TN 37779-2403 |
| Subdivision                |                                              |
| County                     | Union County, TN                             |
| GENERAL PARCEL INFORMATION |                                              |
| Parcel ID/Tax ID           | 073 004.03                                   |
| Special Int                | 000                                          |
| Alternate Parcel ID        |                                              |
| Land Map                   | 073                                          |
| District/Ward              |                                              |
| 2020 Census Trct/Blk       | 401.01/3                                     |
| Assessor Roll Year         | 2022                                         |

PROPERTY SUMMARY

|                  |               |
|------------------|---------------|
| Property Type    | Residential   |
| Land Use         | Single Family |
| Improvement Type | Single Family |
| Square Feet      | 1972          |

SCHOOL ZONE INFORMATION

|                              |          |
|------------------------------|----------|
| Luttrell Elementary School   | 1.0 mi   |
| Elementary: Pre K to 5       | Distance |
| Horace Maynard Middle School | 3.3 mi   |
| Middle: 6 to 8               | Distance |
| Union County High School     | 3.5 mi   |
| High: 9 to 12                | Distance |

TAX ASSESSMENT

| Appraisal              | Amount    | Assessment            | Amount   | Jurisdiction | Rate   |
|------------------------|-----------|-----------------------|----------|--------------|--------|
| Appraisal Year         | 2022      | Assessment Year       | 2022     |              |        |
| Appraised Land         | \$17,300  | Assessed Land         |          | Union        | 1.5899 |
| Appraised Improvements | \$160,700 | Assessed Improvements |          |              |        |
| Total Tax Appraisal    | \$178,000 | Total Assessment      | \$44,500 |              |        |
|                        |           | Exempt Amount         |          |              |        |
|                        |           | Exempt Reason         |          |              |        |

TAXES

| Tax Year | City Taxes | County Taxes | Total Taxes |
|----------|------------|--------------|-------------|
| 2022     |            | \$707.51     | \$707.51    |
| 2021     |            | \$499.67     | \$499.67    |
| 2020     |            | \$499.67     | \$499.67    |
| 2019     |            | \$499.67     | \$499.67    |
| 2018     |            | \$499.67     | \$499.67    |
| 2017     |            | \$499.67     | \$499.67    |
| 2016     |            | \$436.71     | \$436.71    |
| 2015     |            | \$436.71     | \$436.71    |

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

|                                     |               |                              |         |         |
|-------------------------------------|---------------|------------------------------|---------|---------|
| Type                                | Single Family | Condition                    | Average | Units   |
| Year Built                          | 1975          | Effective Year               | 2002    | Stories |
| BRs                                 |               | Baths                        | F H     | Rooms   |
| Total Sq. Ft.                       | 1,972         |                              |         |         |
| Building Square Feet (Living Space) |               | Building Square Feet (Other) |         |         |
| Base 1972                           |               | Garage Unfinished 368        |         |         |
|                                     |               | Open Porch Unfinished 168    |         |         |
|                                     |               | Open Porch Unfinished 340    |         |         |

- CONSTRUCTION

|                    |                    |                   |                     |
|--------------------|--------------------|-------------------|---------------------|
| Quality            | Below Average +    | Roof Framing      | Gable/Hip           |
| Shape              | Rectangular Design | Roof Cover Deck   | Composition Shingle |
| Partitions         |                    | Cabinet Millwork  | Below Average       |
| Common Wall        |                    | Floor Finish      | Carpet Combination  |
| Foundation         | Continuous Footing | Interior Finish   | Drywall             |
| Floor System       | Wood W/O Sub Floor | Air Conditioning  | Cooling Package     |
| Exterior Wall      | Siding Average     | Heat Type         | Heat Package        |
| Structural Framing |                    | Bathroom Tile     |                     |
| Fireplace          |                    | Plumbing Fixtures | 5                   |

- OTHER

|           |                      |
|-----------|----------------------|
| Occupancy | Building Data Source |
|-----------|----------------------|

PROPERTY CHARACTERISTICS: EXTRA FEATURES

| Feature | Size or Description | Year Built | Condition |
|---------|---------------------|------------|-----------|
|---------|---------------------|------------|-----------|

|                            |     |      |         |
|----------------------------|-----|------|---------|
| Wood Deck                  | 160 | 1997 | AVERAGE |
| Detached Garage Unfinished | 480 | 2000 | POOR    |
| Utility Building           | 352 | 1990 | FAIR    |

PROPERTY CHARACTERISTICS: LOT

|                    |                        |                 |        |
|--------------------|------------------------|-----------------|--------|
| Land Use           | Single Family          | Lot Dimensions  |        |
| Block/Lot          |                        | Lot Square Feet | 50,965 |
| Latitude/Longitude | 36.211722°/-83.767633° | Acreage         | 1.17   |

PROPERTY CHARACTERISTICS: UTILITIES/AREA

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

LEGAL DESCRIPTION

|             |  |                |  |
|-------------|--|----------------|--|
| Subdivision |  | Plat Book/Page |  |
| Block/Lot   |  | District/Ward  |  |
| 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. | 47173C0209C   | 09/25/2009           |