



## LOCATION

|                  |                                         |
|------------------|-----------------------------------------|
| Property Address | 504 Scenic Dr<br>Clinton, TN 37716-2414 |
| Subdivision      | Westbury Heights                        |
| County           | Anderson County, TN                     |

## GENERAL PARCEL INFORMATION

|                      |               |
|----------------------|---------------|
| Parcel ID/Tax ID     | 074G A 014.00 |
| Special Int          | 000           |
| Alternate Parcel ID  |               |
| Land Map             | 074G          |
| District/Ward        | 11            |
| 2020 Census Trct/Blk | 212.01/1      |
| Assessor Roll Year   | 2022          |

## PROPERTY SUMMARY

|                  |                    |
|------------------|--------------------|
| Property Type    | Residential        |
| Land Use         | Residential Hotels |
| Improvement Type | Single Family      |
| Square Feet      | 1350               |

## SCHOOL INFORMATION

These are the closest schools to the property

|                                         |          |
|-----------------------------------------|----------|
| Clinton Elementary School               | 0.4 mi   |
| Primary Middle: K to 6                  | Distance |
| Clinton Middle School                   | 0.4 mi   |
| Middle: 6 to 8                          | Distance |
| Anderson County Career Technical Center | 0.6 mi   |
| High: 9 to 12                           | Distance |

## TAX ASSESSMENT

| Appraisal              | Amount    | Assessment            | Amount   | Jurisdiction | Rate   |
|------------------------|-----------|-----------------------|----------|--------------|--------|
| Appraisal Year         | 2022      | Assessment Year       | 2022     | Clinton      | 0.8646 |
| Appraised Land         | \$25,000  | Assessed Land         |          | Anderson     | 2.6016 |
| Appraised Improvements | \$109,000 | Assessed Improvements |          |              |        |
| Total Tax Appraisal    | \$134,000 | Total Assessment      | \$33,500 |              |        |
|                        |           | Exempt Amount         |          |              |        |
|                        |           | Exempt Reason         |          |              |        |

## TAXES

| Tax Year | City Taxes | County Taxes | Total Taxes |
|----------|------------|--------------|-------------|
| 2022     | \$289.64   | \$871.54     | \$1,161.18  |
| 2021     | \$289.64   | \$871.54     | \$1,161.18  |
| 2020     | \$289.64   | \$871.54     | \$1,161.18  |
| 2019     | \$314.90   | \$957.73     | \$1,272.63  |
| 2018     | \$265.08   | \$778.01     | \$1,043.09  |
| 2017     | \$265.08   | \$778.01     | \$1,043.09  |
| 2016     | \$265.08   | \$778.01     | \$1,043.09  |
| 2015     | \$265.08   | \$778.01     | \$1,043.09  |
| 2014     | \$217.93   | \$716.88     | \$934.81    |
| 2011     | \$217.93   | \$717.74     | \$935.67    |

## PROPERTY CHARACTERISTICS: BUILDING

| Building # 1                        |               |                              |         |
|-------------------------------------|---------------|------------------------------|---------|
| Type                                | Single Family | Condition                    | Average |
| Year Built                          | 1963          | Effective Year               | 1988    |
| BRs                                 |               | Baths                        | 1 F 1 H |
| Total Sq. Ft.                       | 1,350         |                              |         |
| Building Square Feet (Living Space) |               | Building Square Feet (Other) |         |
| Base 1350                           |               | Basement Unfinished 1350     |         |
|                                     |               | Open Porch Finished 108      |         |

## - CONSTRUCTION

|                    |                    |                   |                     |
|--------------------|--------------------|-------------------|---------------------|
| Quality            | Average            | Roof Framing      | Gable/Hip           |
| Shape              | Rectangular Design | Roof Cover Deck   | Composition Shingle |
| Partitions         |                    | Cabinet Millwork  | Average             |
| Common Wall        |                    | Floor Finish      | Carpet Combination  |
| Foundation         | Continuous Footing | Interior Finish   | Drywall             |
| Floor System       | Wood W/ Sub Floor  | Air Conditioning  | Cooling Package     |
| Exterior Wall      | Common Brick       | Heat Type         | Heat Package        |
| Structural Framing |                    | Bathroom Tile     | 1/2 Wall            |
| Fireplace          | Y                  | Plumbing Fixtures | 5                   |

## - OTHER

|           |          |                      |       |
|-----------|----------|----------------------|-------|
| Occupancy | Occupied | Building Data Source | Owner |
|-----------|----------|----------------------|-------|

## PROPERTY CHARACTERISTICS: EXTRA FEATURES

| Feature   | Size or Description | Year Built | Condition |
|-----------|---------------------|------------|-----------|
| Wood Deck | 8X12                | 1991       | AVERAGE   |

PROPERTY CHARACTERISTICS: LOT

|                    |                        |                 |                  |
|--------------------|------------------------|-----------------|------------------|
| Land Use           | Residential Hotels     | Lot Dimensions  | 110.5X115.2 IRR. |
| Block/Lot          | 000B/0014              | Lot Square Feet |                  |
| Latitude/Longitude | 36.106463°/-84.138882° | Acreage         |                  |

PROPERTY CHARACTERISTICS: UTILITIES/AREA

|                 |                      |                           |                   |
|-----------------|----------------------|---------------------------|-------------------|
| Gas Source      | Public - Natural Gas | Road Type                 | Curb/Gutter Paved |
| Electric Source | Public               | Topography                | Rolling           |
| Water Source    | Public               | District Trend            | Stable            |
| Sewer Source    | Public               | Special School District 1 |                   |
| Zoning Code     |                      | Special School District 2 |                   |
| Owner Type      |                      |                           |                   |

LEGAL DESCRIPTION

|             |                          |                |      |
|-------------|--------------------------|----------------|------|
| Subdivision | Westbury Heights         | Plat Book/Page | 4/65 |
| Block/Lot   | 000B/0014                | District/Ward  | 11   |
| Description | 11 074G A 074G 01400 000 |                |      |

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. | 47001C0232G   | 05/04/2009           |