



Comas Montgomery Auction & Realty
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Friday, May 22, 2020

LOCATION

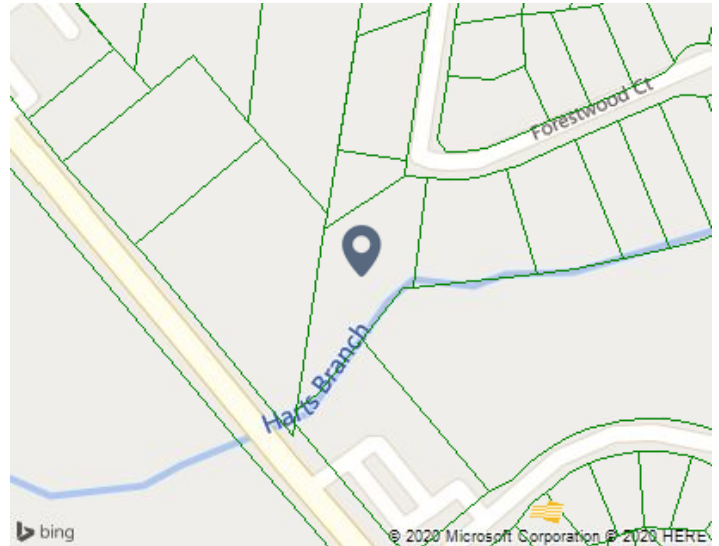
Property Address	1100 Forestwood Ct Smyrna, TN 37167-5956
Subdivision	Valley Of The Springs
County	Rutherford County, TN

PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	Single Family Residential
Square Feet	1191

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	028F A 066.00
Alternate Parcel ID	028F A 06600 00003028K
Account Number	R0015624
District/Ward	2
2010 Census Trct/Blk	403.05/1
Assessor Roll Year	2020



TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2020	Assessment Year	2020	Smyrna	0.7007
Appraised Land	\$35,000	Assessed Land	\$8,750	Rutherford	2.2194
Appraised Improvements	\$114,100	Assessed Improvements	\$28,525		
Total Tax Appraisal	\$149,100	Total Assessment	\$37,275		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2019	\$261.19	\$827.28	\$1,088.47
2018	\$261.19	\$782.55	\$1,043.74
2017	\$243.76	\$739.01	\$982.77
2016	\$243.76	\$739.01	\$982.77
2014	\$243.76	\$685.71	\$929.47
2013	\$258.53	\$729.16	\$987.68

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Residential	Condition	Average	Units	1
Year Built	1995	Effective Year	1998	Stories	1
BRs		Baths	F H	Rooms	

Total Sq. Ft. 1,191

Building Square Feet (Living Space)

Building Square Feet (Other)

Base 1191

- CONSTRUCTION

Quality	Average	Roof Framing	Hip/Gable
Shape		Roof Cover Deck	Composition Shingle
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	Allowance
Foundation	12 Block	Interior Finish	Drywall
Floor System		Air Conditioning	
Exterior Wall	Frame Masonry Veneer	Heat Type	Heat Pump
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	7

- OTHER

Occupancy		Building Data Source	Inspection
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Wd Deck	144	1995	AVERAGE
Drwy	2020	1995	AVERAGE
Porch-Slab Roof Ceil	68		

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	40 X 196.89 IRR
Block/Lot	/65	Lot Square Feet	47,916
Latitude/Longitude	35.982114°/-86.542798°	Acreage	1.1

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public	Road Type	Paved
Electric Source	Public	Topography	Level
Water Source	Public	District Trend	Static
Sewer Source	Public	Special School District 1	
Zoning Code		Special School District 2	
Owner Type	Private		

LEGAL DESCRIPTION

Subdivision	Valley Of The Springs	Plat Book/Page	14/159
Block/Lot	/65	District/Ward	2
Description	Lot 65 Valley Of The Springs Pb 14 Pg 159 40 X 196.89 Irr		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
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Property Report for 1100 FORESTWOOD CT, cont.

AE	High	Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	47149C0106H	01/05/2007
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0.2 PCT	Moderate	An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100- year flooding.	47149C0106H	01/05/2007
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47149C0106H	01/05/2007