



Comas Montgomery Auction & Realty  
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Monday, October 26, 2020

**LOCATION**

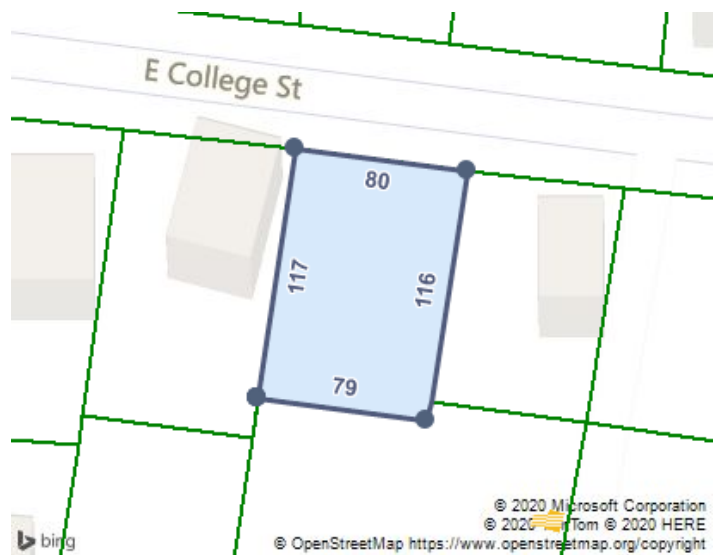
<b>Property Address</b>	418 College St Murfreesboro, TN 37132-0001
<b>Subdivision</b>	
<b>County</b>	Rutherford County, TN

**PROPERTY SUMMARY**

<b>Property Type</b>	Residential
<b>Land Use</b>	Mult Unit
<b>Improvement Type</b>	Triplex
<b>Square Feet</b>	3103

**GENERAL PARCEL INFORMATION**

<b>Parcel ID/Tax ID</b>	091M C 004.00
<b>Alternate Parcel ID</b>	091M C 00400 00013091M
<b>Account Number</b>	R0056081
<b>District/Ward</b>	1
<b>2010 Census Trct/Blk</b>	416/3
<b>Assessor Roll Year</b>	2020



**TAX ASSESSMENT**

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
<b>Appraisal Year</b>	2020	<b>Assessment Year</b>	2020	<b>Murfreesboro</b>	1.2894
<b>Appraised Land</b>	\$50,000	<b>Assessed Land</b>	\$20,000	<b>Rutherford</b>	2.2194
<b>Appraised Improvements</b>	\$152,300	<b>Assessed Improvements</b>	\$60,920		
<b>Total Tax Appraisal</b>	\$202,300	<b>Total Assessment</b>	\$80,920		
		<b>Exempt Amount</b>			
		<b>Exempt Reason</b>			

**TAXES**

Tax Year	City Taxes	County Taxes	Total Taxes
2019	\$1,043.38	\$1,795.94	\$2,839.32
2018	\$768.25	\$1,698.83	\$2,467.08
2017	\$695.48	\$1,544.75	\$2,240.23
2016	\$695.48	\$1,544.75	\$2,240.24
2014	\$695.48	\$1,433.33	\$2,128.82
2013	\$402.43	\$812.66	\$1,215.09

**PROPERTY CHARACTERISTICS: BUILDING**

**Building # 1**

<b>Type</b>	Triplex	<b>Condition</b>	Average	<b>Units</b>	3
<b>Year Built</b>	1912	<b>Effective Year</b>	1984	<b>Stories</b>	2

<b>BRs</b>		<b>Baths</b>	<b>F</b>	<b>H</b>	<b>Rooms</b>
<b>Total Sq. Ft.</b>	3,103				
<b>Building Square Feet (Living Space)</b>			<b>Building Square Feet (Other)</b>		
Base 1755					
Upper Story Finished 1348					
<b>- CONSTRUCTION</b>					
<b>Quality</b>	Average	<b>Roof Framing</b>	Hip/Gable		
<b>Shape</b>		<b>Roof Cover Deck</b>	Composition Shingle		
<b>Partitions</b>		<b>Cabinet Millwork</b>			
<b>Common Wall</b>		<b>Floor Finish</b>	Allowance		
<b>Foundation</b>	18 Block	<b>Interior Finish</b>	Drywall		
<b>Floor System</b>		<b>Air Conditioning</b>			
<b>Exterior Wall</b>	Frame Vinyl	<b>Heat Type</b>	Warm And Cool		
<b>Structural Framing</b>		<b>Bathroom Tile</b>			
<b>Fireplace</b>		<b>Plumbing Fixtures</b>	12		
<b>- OTHER</b>					
<b>Occupancy</b>		<b>Building Data Source</b>			

## PROPERTY CHARACTERISTICS: EXTRA FEATURES

<b>Feature</b>	<b>Size or Description</b>	<b>Year Built</b>	<b>Condition</b>
Porch-Slab Roof Ceil	120		
Stoop	25	2008	AVERAGE
Dgu	196	1960	POOR

## PROPERTY CHARACTERISTICS: LOT

<b>Land Use</b>	Mult Unit	<b>Lot Dimensions</b>	78 X 117
<b>Block/Lot</b>		<b>Lot Square Feet</b>	
<b>Latitude/Longitude</b>	35.846171°/-86.385499°	<b>Acreage</b>	

## PROPERTY CHARACTERISTICS: UTILITIES/AREA

<b>Gas Source</b>	Public	<b>Road Type</b>	Curb/Gutter
<b>Electric Source</b>	Public	<b>Topography</b>	Level
<b>Water Source</b>	Public	<b>District Trend</b>	Static
<b>Sewer Source</b>	Public	<b>Special School District 1</b>	
<b>Zoning Code</b>		<b>Special School District 2</b>	
<b>Owner Type</b>	Private		

## LEGAL DESCRIPTION

<b>Subdivision</b>		<b>Plat Book/Page</b>	
<b>Block/Lot</b>		<b>District/Ward</b>	1
<b>Description</b>	2 Apartments 78 X 117		

## FEMA FLOOD ZONES

<b>Zone Code</b>	<b>Flood Risk</b>	<b>BFE</b>	<b>Description</b>	<b>FIRM Panel ID</b>	<b>FIRM Panel Eff. Date</b>
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47149C0260H	01/05/2007