



Comas Montgomery Auction & Realty
Company
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Friday, September 18, 2020

LOCATION

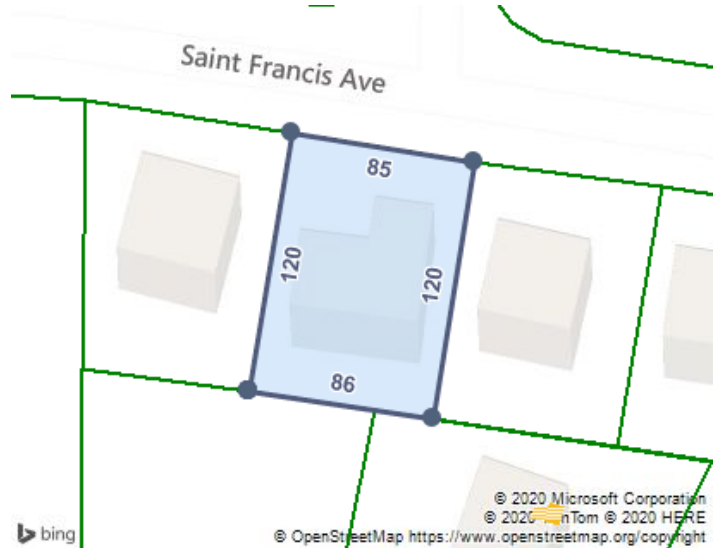
Property Address	417 Saint Francis Ave Smyrna, TN 37167-6330
Subdivision	St Johns Wood Sec 4
County	Rutherford County, TN

PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	Single Family Residential
Square Feet	2191

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	0280 A 045.00
Alternate Parcel ID	0280 A 04500 000030280
Account Number	R0017157
District/Ward	2
2010 Census Trct/Blk	403.07/1
Assessor Roll Year	2020



TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2020	Assessment Year	2020	Smyrna	0.7007
Appraised Land	\$42,000	Assessed Land	\$10,500	Rutherford	2.2194
Appraised Improvements	\$210,700	Assessed Improvements	\$52,675		
Total Tax Appraisal	\$252,700	Total Assessment	\$63,175		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2019	\$442.67	\$1,402.11	\$1,844.78
2018	\$442.67	\$1,326.30	\$1,768.97
2017	\$428.30	\$1,298.46	\$1,726.76
2016	\$428.30	\$1,298.46	\$1,726.76
2014	\$428.30	\$1,204.81	\$1,633.10
2013	\$425.19	\$1,199.23	\$1,624.42

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Condition	Units
Single Family Residential	Average	1

Year Built	1993	Effective Year	2002	Stories	1
BRs		Baths	F H	Rooms	
Total Sq. Ft.	2,191				
Building Square Feet (Living Space)			Building Square Feet (Other)		
Base 1666					
Upper Story Finished 525					
- CONSTRUCTION					
Quality	Average Plus	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 Vinyl	Heat Type	Heat Pump		
Structural Framing		Bathroom Tile			
Fireplace		Plumbing Fixtures	7		
- OTHER					
Occupancy		Building Data Source	Inspection		

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Gar Attached	525		
Patio	264	1993	AVERAGE
Drwy	1050	1993	AVERAGE
Frpl	1	1993	FAIR
Porch-Slab Roof Ceil	16		

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	85 X 120
Block/Lot	/97	Lot Square Feet	43,560
Latitude/Longitude	35.977521°/-86.545702°	Acreage	

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	St Johns Wood Sec 4	Plat Book/Page	
Block/Lot	/97	District/Ward	2
Description	85 X120		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
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X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as 47149C0106H above the 500-year flood level.	01/05/2007
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