



4 Bedroom, 3 Bath, 3,044± sq ft Single Family Home with In Ground Pool in Manchester, TN

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Auction Sales Map



Auction Sales Map

108 McLemore
McLemore Auction Company, LLC
470 Woodcrest Ave.
Nashville, TN 37218
(615) 636-9002
will@mclmoreau.com



Tax Information



Monday, November 27, 2023

LOCATION

Property Address	110 Post Rd Manchester, TN 37355-7381
Subdivision	River Chase
County	Coffee County, TN

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family
Improvement Type	Single Family
Square Feet	3058

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	085C E 021.00
Special Int	000
Alternate Parcel ID	
Land Map	085C
District/Ward	01
2020 Census Trct/Blk	9705.02/1
Assessor Roll Year	2022



CURRENT OWNER

Name	Dotson Marsha T
Mailing Address	Po Box 1015 Manchester, TN 37349-1015

SCHOOL INFORMATION

These are the closest schools to the property

College Street Elementary School	1.5 mi
Elementary: Pre K to 5	Distance
Westwood Jr High School	2.1 mi
Middle-High: 7 to 9	Distance

SALES HISTORY THROUGH 09/15/2023

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
8/10/2015	\$230,000	Dotson Marsha T	Starr G Bart & Starr Veronica L	Warranty Deed		W368/126 15005395
11/22/2010	\$241,300	Starr G Bart Etux Veronica L		Warranty Deed		341/812
8/27/2008	\$224,000	Malone Mike Etux Donna		Warranty Deed		330/44
10/22/1997	\$9,500	Mai Bill Etux Shanna		Warranty Deed		259/887

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2022	Assessment Year	2022	Manchester	1.5221
Appraised Land	\$25,000	Assessed Land		Coffee	2.1078
Appraised Improvements	\$330,600	Assessed Improvements			
Total Tax Appraisal	\$355,600	Total Assessment	\$88,900		
		Exempt Amount			
		Exempt Reason			

TAXES

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Property Report for 110 POST RD. cont.

Tax Year	City Taxes	County Taxes	SSD Taxes	Total Taxes
2022	\$1,353.15	\$1,873.83	\$0	\$3,226.98
2021	\$1,347.29	\$1,847.05	\$0	\$3,194.34
2020	\$1,347.29	\$1,847.05	\$0	\$3,194.34
2019	\$1,347.29	\$1,847.05	\$0	\$3,194.34
2018	\$1,347.29	\$1,847.05	\$0	\$3,194.34
2017	\$1,604.18	\$2,054.56	\$0	\$3,658.74
2016	\$1,342.57	\$1,719.49	\$0	\$3,062.06
2015	\$1,342.57	\$1,719.49	\$0	\$3,062.06
2014	\$1,342.57	\$1,719.49	\$0	\$3,062.06

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
11/22/2010	\$229,200	Starr G Bart Starr Veronica L	Churchill Mortgage	T820/966
04/30/2010	\$149,147	Malone Mike Etux Donna	Wells Fargo	T805/871
12/08/2008	\$31,400	Malone Mike Malone Donna	Fifth Third Bank	T770/724
08/27/2008	\$159,000	Malone Mike Etux Donna	First Community Mortgage	T763/769
07/31/2006	\$196,201	Mai Bill Etux Shanna	Peoples Bank And Trust	T694/645

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family	Condition	Average	Units	
Year Built	1999	Effective Year	1999	Stories	2
BRs		Baths	F H	Rooms	
Total Sq. Ft.	3,058				
Building Square Feet (Living Space)			Building Square Feet (Other)		
Base 2758			Garage Finished 500		
Upper Story High 500			Open Porch Finished 44		
			Screen Porch Finished 220		

- CONSTRUCTION

Quality	Average +	Roof Framing	Gable/Hip
Shape	U-Shaped	Roof Cover Deck	Composition Shingle
Partitions		Cabinet Millwork	Above Average
Common Wall		Floor Finish	Carpet Combination
Foundation	Continuous Footing	Interior Finish	Panel-Plast-Drywall
Floor System	Wood W/ Sub Floor	Air Conditioning	Cooling Package
Exterior Wall	Common Brick	Heat Type	Heat Package
Structural Framing		Bathroom Tile	
Fireplace	Y	Plumbing Fixtures	9

- OTHER

Occupancy	Occupied	Building Data Source	Inspection
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Patio	10X11	1999	AVERAGE

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Property Report for 110 POST RD. cont.

Driveway		1999	SALVAGE
Swimming Pool	18X36	2000	FAIR
Apron	408	2000	AVERAGE

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family	Lot Dimensions	146.70X141.91 IRR
Block/Lot	/21	Lot Square Feet	
Latitude/Longitude	35.466071°/-86.060600°	Acreage	

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public - Natural Gas	Road Type	Dirt
Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	Improving
Sewer Source	Public	Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	River Chase	Plat Book/Page	163B/
Block/Lot	/21	District/Ward	01

Description

INTERNET ACCESS

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Spectrum	CABLE	No	1000 Mbps	
Viasat	SATELLITE	No	100 Mbps	
HughesNet	SATELLITE	No	25 Mbps	

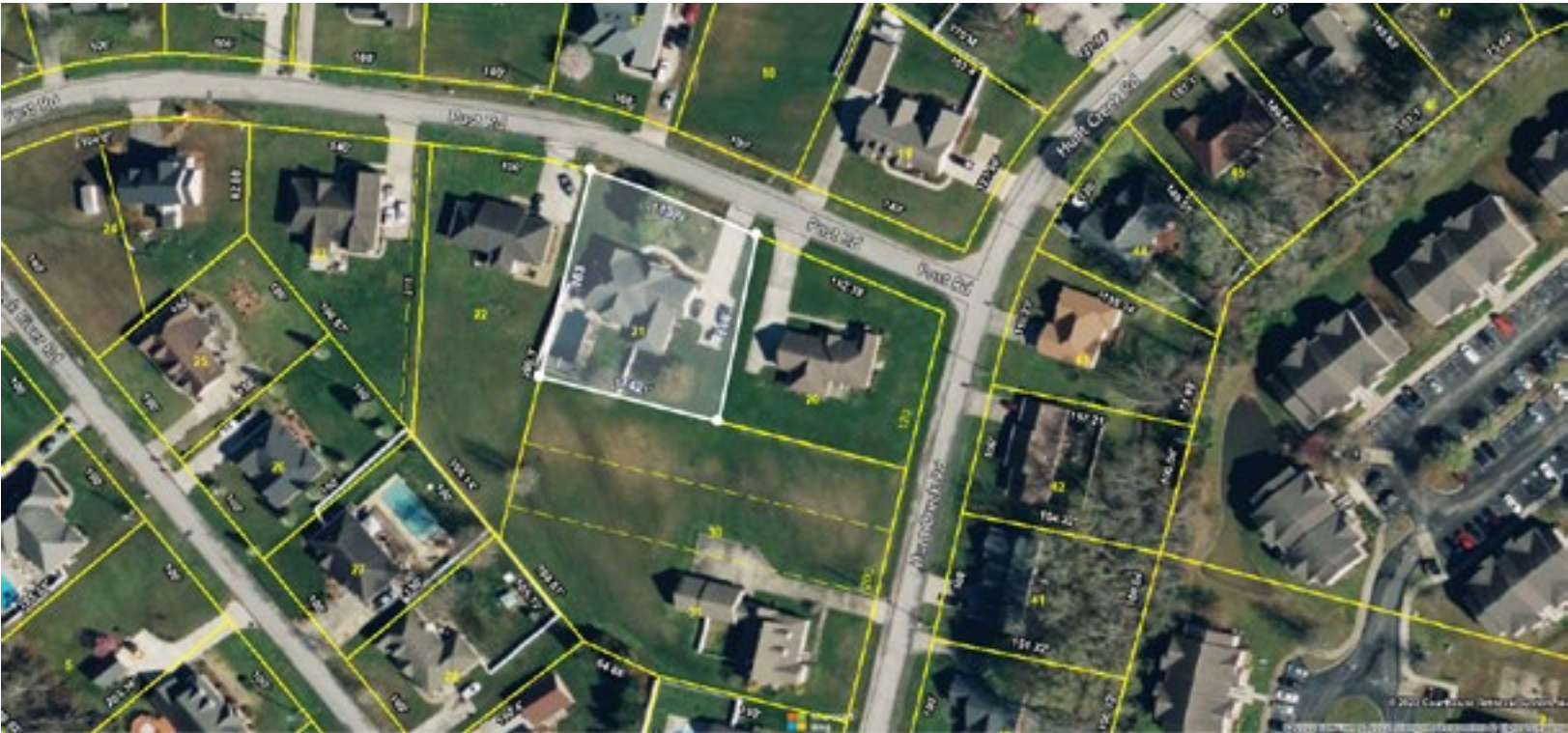
FEMA FLOOD ZONES

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.	47031C0208C	08/04/2008

Tax Map



Map for Parcel Address: 110 Post Rd Manchester, TN 37355-7381 Parcel ID: 085C E 021.00



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