



33,209± sf Industrial and Office Complex on 9.64± Acres in 2 Tracts in Savannah, TN (2)



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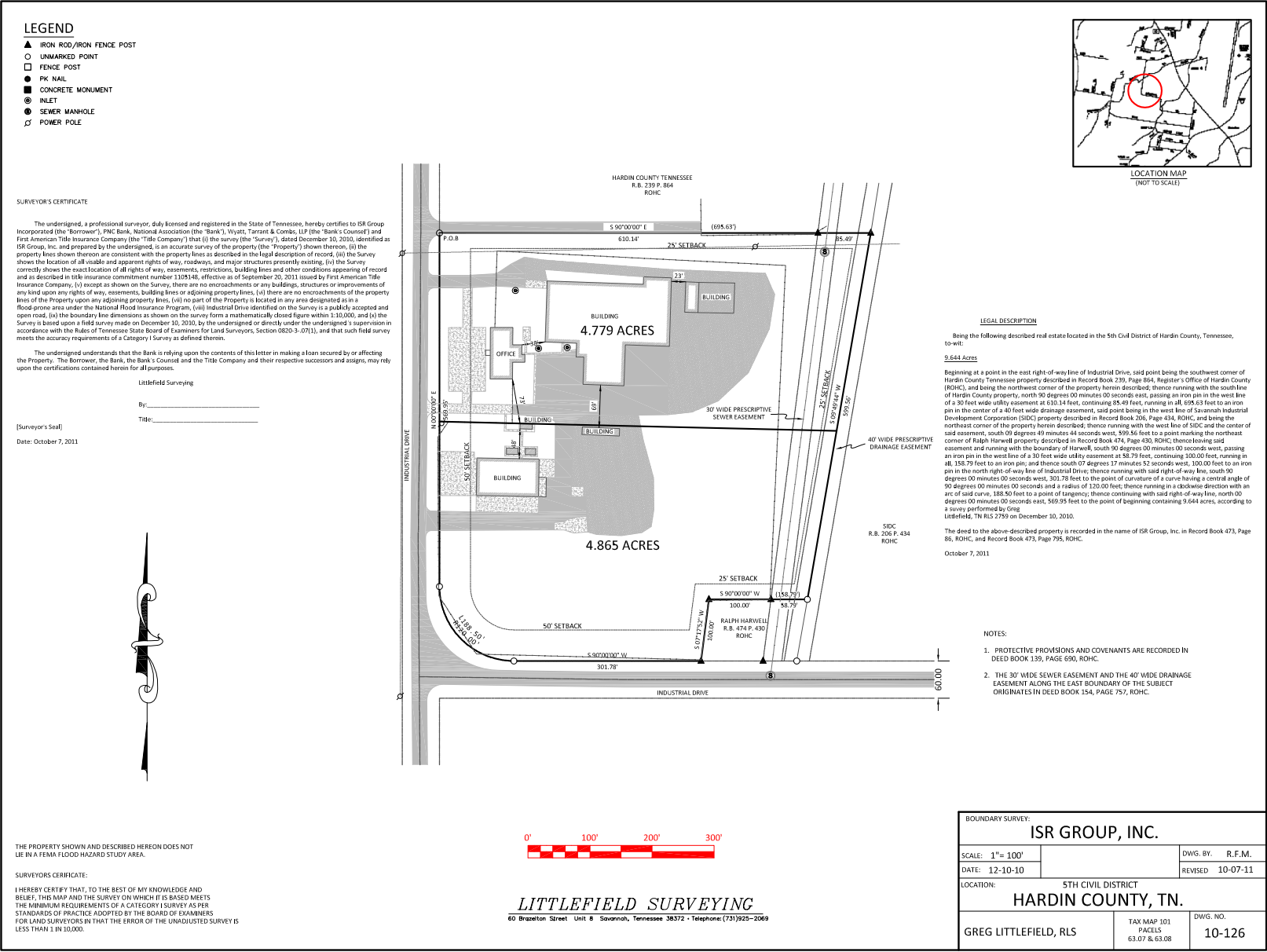
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Tax Information for Tract 1



MCLEMORE
AUCTION COMPANY



Tuesday, May 05, 2020

LOCATION

Property Address	Industrial Rd TN
Subdivision	
County	Hardin County, TN

PROPERTY SUMMARY

Property Type	Industrial
Land Use	Prefab
Improvement Type	Prefab
Square Feet	27209

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	101 063.07
Special Int	000
Alternate Parcel ID	
Land Map	101
District/Ward	05
2010 Census Trct/Blk	9205/3
Assessor Roll Year	2019



CURRENT OWNER

Name	Tcfiig LLC
Mailing Address	670 Industrial Rd Savannah, TN 38372-5997

SALES HISTORY THROUGH 04/21/2020

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
6/18/2014	\$5,615,000	Tcfiig LLC	Isr Group Inc	Warranty Deed	8	604/647
6/17/2008	\$276,389	Isr Group Inc		Warranty Deed		473/795
12/31/1996	\$178,000			Warranty Deed		178/169
4/14/1993	\$17,500			Warranty Deed		154/757
8/21/1990					21	141/740

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2019	Assessment Year	2019		
Appraised Land	\$37,500	Assessed Land		Hardin	2.06
Appraised Improvements	\$756,900	Assessed Improvements			
Total Tax Appraisal	\$794,400	Total Assessment	\$317,760		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2019		\$6,545.86	\$6,545.86
2018		\$6,327.55	\$6,327.55

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Tax Information for Tract 1



Property Report for INDUSTRIAL RD. cont.

2017	\$6,609.41	\$6,609.41
2016	\$5,294.85	\$5,294.85
2015	\$5,294.85	\$5,294.85
2014	\$4,632.99	\$4,632.99
2012	\$4,632.99	\$4,632.99

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Prefab	Condition	Average	Units	1
Year Built	1994	Effective Year	1994	Stories	1
BRs		Baths	F H	Rooms	
Total Sq. Ft.	23,822				
Building Square Feet (Living Space)			Building Square Feet (Other)		
Office - Average 192			Open Porch Unfinished 480		
Office - Average 1200			Cooling Systems 672		
			Prefab 22430		

- CONSTRUCTION

Quality	Average	Roof Framing	Gable/Hip
Shape	Rectangular Design	Roof Cover Deck	Prefin Metal Crimped
Partitions		Cabinet Millwork	Average
Common Wall		Floor Finish	Concrete Finish
Foundation	Continuous Footing	Interior Finish	Unfinished
Floor System	Slab On Grade	Air Conditioning	Cooling Package
Exterior Wall	Prefin Metal Crimped	Heat Type	Unit Heater
Structural Framing	Rigid Frame	Bathroom Tile	
Fireplace		Plumbing Fixtures	4

- OTHER

Occupancy	Occupied	Building Data Source	Inspection
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PROPERTY CHARACTERISTICS: BUILDING

Building # 2

Type	Office	Condition	Average	Units	
Year Built	2008	Effective Year	2008	Stories	1
BRs		Baths	F H	Rooms	
Total Sq. Ft.	3,387				
Building Square Feet (Living Space)			Building Square Feet (Other)		
Office 3387			Open Porch Finished 30		
			Open Porch Finished 64		

- CONSTRUCTION

Quality	Average	Roof Framing	Gable/Hip
Shape	Irregular Shape	Roof Cover Deck	Composition Shingle
Partitions		Cabinet Millwork	Average
Common Wall		Floor Finish	Hardwood-Terr-Tile

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Tax Information for Tract 1



Property Report for INDUSTRIAL RD. cont.

Foundation	Continuous Footing	Interior Finish	Drywall
Floor System	Wood W/ Sub Floor	Air Conditioning	Cooling Package
Exterior Wall	Common Brick	Heat Type	Heat Pakage
Structural Framing	Masonry Pil/Stl	Bathroom Tile	Floor Only
Fireplace		Plumbing Fixtures	4
- OTHER			
Occupancy		Building Data Source	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Implement Shed	50X80	2008	AVERAGE
Patio	12X20	2008	AVERAGE
Open Porch Unfinished	5X5	2008	AVERAGE

PROPERTY CHARACTERISTICS: LOT

Land Use	Prefab	Lot Dimensions	
Block/Lot		Lot Square Feet	217,799
Latitude/Longitude	35.166269°/-88.230193°	Acreage	5

PROPERTY CHARACTERISTICS: UTILITIES/AREA

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

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	05
Description			

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.	47071C0215E	06/16/2006

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Tax Information for Tract 2



MCLEMORE
AUCTION COMPANY



Tuesday, May 05, 2020

LOCATION

Property Address 640 Industrial Rd
Savannah, TN 38372-5997

Subdivision

County Hardin County, TN

PROPERTY SUMMARY

Property Type Industrial

Land Use Prefab

Improvement Type Prefab

Square Feet 6000

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 101 063.08

Special Int 000

Alternate Parcel ID

Land Map 101

District/Ward 05

2010 Census Trct/Blk 9205/3

Assessor Roll Year 2019



CURRENT OWNER

Name Tcfiig LLC

Mailing Address 670 Industrial Rd
Savannah, TN 38372-5997

SALES HISTORY THROUGH 04/21/2020

Date	Amount	Buyer/Owners	Seller	Instrument	No. of Parcels	Book/Page Or Document#
6/18/2014	\$5,615,000	Tcfiig LLC	Isr Group Inc	Warranty Deed	8	604/647
6/5/2008	\$150,000	Isr Group Inc		Warranty Deed		473/86
1/25/1994	\$13,750	White Gerald D/B/A Gerald White Trucking		Warranty Deed	2	159/15
9/28/1993		Savannah Industrial Dev Corp Of City Of Savannah			16	157/55
8/24/1993		Hardin County & Sav Ind Corp Of City Of Savannah			17	156/592
8/21/1990		Hardin County & City Of Savannah			21	141/740
7/31/1986		Hardin County & City Of Savannah			19	123/600
1/10/1985					18	117/562
4/17/1984					19	115/118
12/1/1981					13	106/243
11/30/1981					13	106/230

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2019	Assessment Year	2019		
Appraised Land	\$34,800	Assessed Land		Hardin	2.06
Appraised Improvements	\$94,500	Assessed Improvements			

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Tax Information for Tract 2



Property Report for 640 INDUSTRIAL RD. cont.

Total Tax Appraisal	\$129,300	Total Assessment	\$51,720
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2019		\$1,065.43	\$1,065.43
2018		\$1,029.90	\$1,029.90
2017		\$1,075.78	\$1,075.78
2016		\$1,094.91	\$1,094.91
2015		\$1,094.91	\$1,094.91
2014		\$958.05	\$958.05
2012		\$958.05	\$958.05

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
03/16/1994	50	Gerald White Trucking	Brown Mike	10B/141

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Prefab	Condition	Average	Units	1
Year Built	1994	Effective Year	1994	Stories	1
BRs		Baths	F H	Rooms	
Total Sq. Ft.	6,000				
Building Square Feet (Living Space)			Building Square Feet (Other)		
Office - Average 1440			Prefab 4560		

- CONSTRUCTION

Quality	Average	Roof Framing	Bar Joist/Rigid Frame
Shape	Rectangular Design	Roof Cover Deck	Prefin Metal Crimped
Partitions		Cabinet Millwork	Average
Common Wall		Floor Finish	Concrete Finish
Foundation	Continuous Footing	Interior Finish	Unfinished
Floor System	Slab On Grade	Air Conditioning	
Exterior Wall	Prefin Metal Crimped	Heat Type	Unit Heater
Structural Framing	Rigid Frame	Bathroom Tile	
Fireplace		Plumbing Fixtures	4

- OTHER

Occupancy	Occupied	Building Data Source	Inspection
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Skirting	136	2008	POOR
Attached Shed	12X30	2009	AVERAGE
Mobile Home Class 2	12X56	1990	AVERAGE

PROPERTY CHARACTERISTICS: LOT

Land Use	Prefab	Lot Dimensions	
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Tax Information for Tract 2



Property Report for 640 INDUSTRIAL RD. cont.

Block/Lot		Lot Square Feet		200,375
Latitude/Longitude		Acreage		4.6
PROPERTY CHARACTERISTICS: UTILITIES/AREA				
Gas Source	Public - Natural Gas		Road Type	Paved
Electric Source	Public		Topography	Rolling
Water Source	Public		District Trend	Stable
Sewer Source	Individual		Special School District 1	
Zoning Code			Special School District 2	
Owner Type				
LEGAL DESCRIPTION				
Subdivision		Plat Book/Page		
Block/Lot		District/Ward		
Description				
FEMA FLOOD ZONES				
Zone Code	Flood Risk	BFE	Description	FIRM Panel ID
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47071C0215E
				FIRM Panel Eff. Date
				06/16/2006

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