



7.82± Acres Near Center Hill Dam and I-40 in Dekalb County, TN



(615) 517-7675



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Current Deed With Restrictions



This Instrument Was Prepared Upon Information Furnished By The Parties By:
Christopher L. Cantrell, Attorney-at-Law, 210 East Public Square, Smithville TN 37166

Assessor of Property
DeKalb County, Tennessee:

STATE OF TENNESSEE
COUNTY OF DeKALB

This is to certify that I have copied the names of the vender(s) and vendee(s) in said deed of conveyance for the purpose of making proper corrections on the roll of assessment.

MAP 4 PARCEL 14.00 P/O
DATE 4-6-10 TAX YEAR 2011

Timothy Banks ASSESSOR.

Name and Address of Persons responsible for taxes:

Anthony Shea Lee, et ux.
9715 Old Baxter Rd.
Baxter, TN 38544

LATRISHA MILLER, ET AL.

TO WARRANTY DEED

ANTHONY SHEA LEE, ET UX.

I or we, hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is \$ 15,640.00, which amount is equal to or greater than the amount which the property transferred would command at fair voluntary sale.

[Signature]
AFFIANT

Sworn to and subscribed before me on this the 5 day of April, 2010.

[Signature]
Notary Public or Register of Deeds

My Commission Expires: 5/28/12

FOR AND IN CONSIDERATION of the sum of ONE (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, WE, LATRISHA MILLER and GREG MABEY, have this day bargained and sold, and do hereby transfer and convey, unto ANTHONY SHEA LEE and wife, LORNA LEE, their heirs and assigns, certain lands situated in the 16th Civil District of DeKalb County, Tennessee, described as follows:

Being Tract No. 5 as shown on plat of record in Slide 592, Register's Office, DeKalb County, Tennessee, to which plat reference is herein made for a more particular description.

Being a portion of the same lands conveyed to Latrisha Miller and Greg Mabey from Latrisha Miller of record in Record Book 290, page 332, Register's Office, DeKalb County, Tennessee.

The above described lands are subject to the following restrictions:

- 1) Each tract, with the exception of Tract 1, shall be used only for residential purposes. However, an office or a home office inside a dwelling is permissible.
- 2) No structure shall be designed, constructed, or used for more than one (1) family; and, only one (1) new house per tract is to be erected or constructed. There can be no further subdivision of any tract. No tract can be used for commercial storage of boats or misc. which would allow for the general public to rent storage space.

- 3) Any outbuilding or detached garage must be designed to match the architecture of the home using like kind materials, and no exposed block is allowed.
- 4) A perpetual 75 foot easement, fronting Hwy 96, is reserved as shown on the plat for the construction and maintenance of utilities, such as water, electricity, drainage, etc. and no structure of any kind shall, except driveways, shall be erected or maintained upon or over said easement.
- 5) No old house shall be permitted to be brought in and placed or erected on said tract.
- 6) One story residences shall contain not less than 1250 square feet of area on the first floor. A two story residence shall contain not less than 1500 square feet of area. Any split level residence shall not contain less than 1500 square feet of area.
- 7) All construction work must be done with all due diligence and no incomplete structures shall be permitted to exist nor shall be maintained upon said land for a period of longer than ninety (90) days after cessation of actual construction work thereon.
- 8) No concrete block, used in the foundation or elsewhere in the construction of any building erected shall be visible above ground level.
- 9) All materials and workmanship must meet the approval of the Southern Standard Building Code regulations as of 2003.
- 10) It shall not be permissible to erect a temporary building on said property, and no garage house, without living quarters, shall be permissible or occupied or erected or maintained on said property. Any garage house must have living quarters that are separated by an interior wall, or shall be upstairs from the garage.
- 11) No mobile home, modular home, manufactured home, trailer, basement, tent, shack, garage, box or other outbuilding shall at any time be used as a residence, temporarily or permanently, or any residence of a temporary character be permitted. A motor home is allowed as a residence but can only be lived in or allowed on the property 6 months out of any given year. This restriction does not prohibit a temporary tool shed for use by a contractor or workmen during the construction of a house on said property, provided however that said tool shed or structure shall be removed within 30 days after completion of the main residence.
- 12) No noxious or offensive operation shall be conducted or maintained on said tract, and nothing shall be done which may constitute a nuisance or unreasonable annoyance to the neighborhood.
- 13) No swine shall be allowed or maintained on any lot at any time; provided however, this shall not preclude the keeping of horses, cattle, goats, sheep, dogs or cats, or household pets. There shall be no commercial raising of any animals for sale to the general public. This includes dogs, cats, and poultry.
- 14) No tract shall be permitted to have a junk car or junk, trash, garbage, or scrap accumulations. Any vehicle unlicensed or not driven in the current year will be considered junk cars.
- 15) No motor home, vacation trailer, camper, boat, motorcycles or any off road vehicles shall be parked, stored, or kept on the property except in the garage, or back yard so that it shall be out of view from Highway 96.
- 16) Utilities, Utility Equipment, Antennas. Utilities, including water, gas, and television cables, shall be underground. There is an electric easement shown on the plat. The tract owner is allowed to set one utility pole on their tract outside of the shown electric easement; but, the tract owner must run electric and telephone underground to the home. No outside radio transmission tower, receiving antenna or outdoor television antenna or satellite receiving device shall be erected without the approval by the developer following a review of the plans for the location and screening of such devices and consideration as to whether the owner has utilized his best efforts to minimize the size of any such device and its visual impact. No above ground storage tanks, including propane tanks, shall be permitted above ground.
- 17) The tract shall be kept picked up and clean of debris at all times to avoid trash blowing onto an adjacent tract especially during construction.
- 18) No above ground swimming pools are allowed.
- 19) Playground Equipment. All play equipment used for recreational or exercise purposes or otherwise either for children or adults shall be located in the rear of the structure.

20) Violation or threatened violation of any of the aforesaid restrictions shall subject the violator or tract owner to specific performance and / or mandatory injunctive relief in law or in equity. The alleged violating tract owner shall respond in damages for the loss of time and trouble encountered, and all attorney fees reasonably incurred in enforcing these restrictions. These restrictions shall be deemed covenants running with the land. It is further agreed by purchaser of tract, so restricted by his/her acceptance of a deed thus restricted, that these restrictions are a substantial portion of the consideration exchanged in said conveyance, without which the conveyance would not have been made.

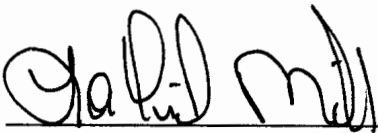
TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging, to the said ANTHONY SHEA LEE and wife, LORNA LEE , their heirs and assigns forever.

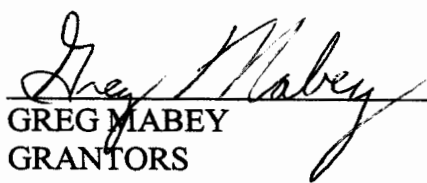
The grantors covenant that they are lawfully seized and possessed of said lands; that they have a good and lawful right to sell, transfer and convey the same; that said lands are unencumbered; and that grantors do forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is subject to all Governmental rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises.

This conveyance is made subject to any and all restrictions and encumbrances as may be shown of record in said Register's Office.

IN WITNESS WHEREOF, the grantors have hereunto affixed their signatures on this the 5 day of April, 2010.


LATRISHA MILLER

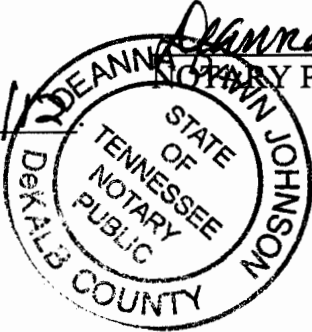

GREG MABEY
GRANTORS

STATE OF TENNESSEE
COUNTY OF DeKALB

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named grantors, LATRISHA MILLER, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in Smithville, Tennessee, on this the 5 day of April, 2010.

MY COMMISSION EXPIRES: 5/28/12



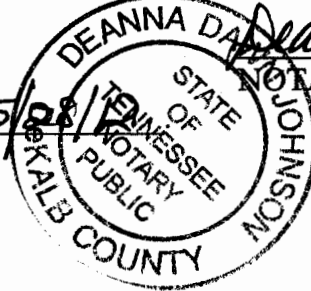
Deanna D. Johnson
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DeKALB

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named grantors, GREG MABEY, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in Smithville, Tennessee, on this the 5 day of April, 2010.

MY COMMISSION EXPIRES: 5/28/12



Deanna D. Johnson
NOTARY PUBLIC

Jeffrey L. McMillen, Register
DeKalb County

Rec #:	99386	Instrument #:	153
Rec'd:	20.00	Recorded	
State:	57.72	4/6/2010 at 3:48	
Clerk:	1.00	in Record Book	
EDP:	2.00	315	
Total:	80.72	Pgs 143-	

DeKalb Title, LLC

*210 East Public Square
Smithville, Tennessee 37166
Telephone (615) 597-2303
Fax (615) 597-2304*

Fee Sheet- Effective May 1, 2020

Closing Fee:	\$250 per side
Title Exam Fee:	\$225 for DeKalb County \$300 for all other counties
Document Prep:	\$100 to Seller; If Lender is Involved, \$100 on buyer side
Doc Tech Fee:	\$20 to each side
Overnight Services:	\$50
CPL:	\$50
Title Insurance:	Call or e-mail for Quote

Please note this does not include recording fees or transfer taxes.

Smithville Dekalb County Community Information



SMITHVILLE DEKALB COUNTY 2020 COMMUNITY DATA PROFILE



QUICK FACTS

County Seat	Smithville
Year Incorporated	1843
Land Area in Square Miles (County)	304
Water Area in Square Miles (County)	25
Latitude	N35° 57.64'
Longitude	W85° 48.85'
Elevation	1,032'
Market Region	Cookeville
Distance From Nashville	60 miles
Distance From Cookeville	28 miles
Time Zone	Central
City Website	www.smithvillecityhall.com
County Website	www.dekalbtennessee.com
Chamber Website	www.dekalbta.org
Additional Incorporated Cities within the County	Dowelltown, Liberty, Alexandria

POPULATION

	City	County
2010 (Census)	4,530	18,723
2019 Population	4,849	19,608
2019 Median Age	39.7	43.5
2024 Population Projection	5,033	20,155
Annual Growth Rate (2019-2024 Projected)	0.75%	0.55%

Source: ESRI

CLIMATE

Annual Average Temperature	56.4° F
Average High Temperature	68.5° F
Average Low Temperature	44.3° F
Annual Average Precipitation	54.15"
Annual Average Snowfall	2
Prevailing Winds	South-Southwest
Mean Length of Freeze-Free Period (days)	180-220

TAX STRUCTURE

LOCAL	City	County
Property Taxes (2019)		
• Rate per \$100 value	\$0.899	\$2.1235
Ratio of Assessment		
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%
Total Local Assessment (2018)	\$140,061,331	\$480,548,905
Hotel-Motel Tax	0%	5%
Motor Vehicle Tax Rate		\$0.00

Source: Tennessee Comptroller of the Treasury, Division of Property Assessments
Source: County Technical Assistance Service, UTIPS

STATE

Sales Tax	
• 4% tax on food and food ingredients	
• 7% on all other tangible personal property unless specifically exempted	
Local Sales Tax Rate	
• 2.75%	
Local and State Sales Tax Collected (FY2019)	
• \$15,267,395	
Income Tax	
• Personal: 2% on Interest & Dividends for the 2019 tax year	
• Corporate Excise Tax: 6.5% of Tennessee taxable income	
• Franchise Tax: .25% of the greater of the Tennessee portion of net worth or the book value of real and tangible property in Tennessee. The minimum tax is \$100	
• Unemployment Tax: New employers is typically 2.7% (based on occupation) of first \$7,000	

Source: Tennessee Department of Revenue



Smithville Dekalb County Community Information



2020 COMMUNITY DATA PROFILE

EDUCATION

District Name	DeKalb County
Type of Public School System	County
District Grades Served	Pre-K-12
Number of Schools	5
Number of Classroom Teachers	192
Number of Administrators	17
Additional Teachers and Staff	36
Total Number of Students	2,814

GRADES (2018-2019)

Pre-K-8	1,418
6-8	563
9-12	833

Number of High School Graduates (2018-19) 186

Graduation Rate 93.7%

Educational Attainment with a Degree (Adults Age 25+) 22.1%

Source: Tennessee Department of Education

REGIONAL HIGHER EDUCATIONAL INSTITUTIONS

Graduates 2017-2018

• Cumberland University	Lebanon	
• TN College of Applied Technology	McMinnville	227
• Tennessee Technological University	Cookeville	2,562
• Middle TN State University	Murfreesboro	4,903

Source: Tennessee Higher Education Commission

FastTrack Job Training

Assistance Program Available Yes

Source: Tennessee Department of Economic and Community Development

GOVERNMENT

GOVERNING BODY

City	Mayor and Board of Aldermen Meets 1st Monday at 6:00 p.m. Town Hall
County	Mayor and County Commissioners Meets 4th Monday at 6:30 p.m. Courthouse

Fire Department

• Full-time fire fighters in city	1
• City volunteers	25
• Full-time fire fighters in county	0
• County volunteers	75
• Fire stations in city	1
• City fire trucks	4
• Fire stations in county	11
• County fire trucks	13

Law Enforcement

• Full-time police officers in city	14
• Full-time police officers in county & sheriff	25
• City patrol cars	16
• County patrol cars	28

	City	County
Insurance Rating	6	6/9
Zoning Regulations	Yes	No
Planning Commission	Yes	Yes
Industrial Development Board	Yes	Yes

TRANSPORTATION

AIR SERVICE

Nearest General Aviation	Smithville Municipal Airport
Location Identifier	0A3
Distance from City center	1 mile
Runway Length	4,257
Surface	Asphalt
Lighting	MIRL/PAPI
Fuel	100LL
Repairs	Major
Storage	Hangar, Tie Down
Transportation	Rental Car and Courtesy car
Nearest Commercial Service	Nashville International Airport
Location Identifier	BNA
Distance from Smithville	42 miles

Nashville International Airport (BNA) serves approximately 16 million total passengers annually. BNA is currently served by 15 airlines, including international carriers Air Canada, WestJet and British Airways. BNA offers 460 daily flights and provides nonstop air service to more than 65 destinations.

HIGHWAYS

U.S. Highways	70
State Highways	53
Nearest Interstate	Interstate 40 (8 miles)

COMMON CARRIERS

Air Freight Companies	None
Motor Freight Companies	None
Terminal Facilities	None
Bus Services	
Inter-City	Yes
Local	Yes
Carrier Service	No

RAILROADS SERVED BY

Nashville & Eastern Railroad

NAVIGABLE WATERWAYS

River	Cumberland
Channel Depth	9 feet
Nearest Port Facility	Nashville
Miles from Port	60

COMMUNICATIONS

Newspapers	Smithville Review The Tennessean
Telephone Companies	DeKalb Telephone Cooperative
Radio Stations	WJLE AM & FM local
Television Networks	5
Cable Service Available	Yes
Channels	30
Provider	DTC Communications, Comcast, Charter Communications
Internet Service Available	Yes
Provider	DTC Communications, Comcast, Charter Communications
Fiber Optics Available	Yes
Provider	DTC Communications, Comcast, Charter Communications

SMITHVILLE-DEKALB COUNTY, TENNESSEE

Smithville Dekalb County Community Information



2020 COMMUNITY DATA PROFILE

COMMUNITY FACILITIES

Health Care		Recreation	
Doctors	108	Libraries	1
Dentists	4	Parks	3
Hospitals	1	Golf Courses (Public & Private)	2
Beds	72	Swimming Pools (Public & Private)	1
Clinics	7	Country Clubs	1
Beds	N/A	Theaters	0
Nursing Homes	1	Bowling Alleys	0
Beds	117	Marinas	8
Retirement Homes	2		
Beds	N/A		
Residential Care/ Assisted Living	1	Hotels & Motels	4
Beds	52	Rooms	51
Special Care (emphasis on memory)	1	Bed & Breakfasts	1
		Largest Meeting Room	
		Capacity	300
Religious Organizations		Restaurants	9
Protestant	18		
Catholic	1	Other	
Jehovah's Witness	1	Center Hill Lake, Edgar	
Seventh Day Adventist	1	Evins State Park, Joe L. Evins	
Latter Day Saints	0	Appalachian Center for Craft.	
Other	6	Various docks, camping, hiking trails, water falls, recreation areas.	
Day Care Centers	2		
Day Care Homes	21		

FINANCIAL INSTITUTIONS

Type of Institution	# of Institutions	# of Branches	Deposits
Commercial Banks	4	7	\$423,292,000
Savings Institutions	0	0	
Credit Unions	0	0	
Total	4	4	

Countywide Combined Deposits \$423,292,000

(Deposits for June 30, 2019)

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

INDUSTRIAL SUPPORT SERVICES

Service	Location	Distance (Miles)
Tool & Die	Local	
Heat Treating	Murfreesboro	40
Foundry	McMinnville	20
Heavy Hardware	Cookeville	28
Sheet Metal	McMinnville	20
Lubricants	McMinnville	20
Welding Supplies	Local	
Abrasives		

SELECTED ECONOMIC INDICATORS

2018 ANNUAL AVERAGES

Labor Force	County	Labor Market Area*
Civilian Labor Force	7,730	144,630
Employment	7,390	140,020
Unemployment	340	4,610
Unemployment Rate	4.4%	3.6%

* Labor Market Area is defined as Cannon, DeKalb, Putnam, Smith, VanBuren, White and Wilson Counties in Tennessee

2019 EMPLOYED POPULATION (AGE 16+) BY INDUSTRY

Agriculture/Mining	2.0%
Construction	8.8%
Manufacturing	29.4%
Wholesale Trade	4.1%
Retail Trade	7.5%
Transportation/Utilities	4.3%
Information	1.9%
Finance/Insurance/Real Estate	2.4%
Services	36.0%
Public Administration	3.6%

Source: ESRI

MANUFACTURING IN AREA (Annual Averages 2018)

Number of Units	26
Ann. Avg. Employment	2,502
Ann. Avg. Weekly Wage	\$907

Source: Tennessee Department of Labor and Workforce Development

PER CAPITA PERSONAL INCOME

Year	2019
Amount	\$26,013

Source: ESRI

MEDIAN HOUSEHOLD INCOME

Year	2019
Amount	\$45,168

Source: ESRI

AVERAGE HOME SALES

Year	2018
Number of Homes Sold	340
Average Cost	\$157,043

Source: Tennessee Housing Development Agency

RETAIL SALES

Year	2018
Amount	\$154,284,942

Source: Tennessee Department of Revenue

NATURAL RESOURCES

Minerals: Stone
Timber: Oak and Poplar

AGRICULTURAL

Crops: Soybean, Corn, Hay
Livestock: Cattle
Nurseries

SMITHVILLE-DEKALB COUNTY, TENNESSEE



Smithville Dekalb County Community Information



2020 COMMUNITY DATA PROFILE

UTILITIES

WATER

Water Supplier City of Smithville
 Phone 615.597.6318
 Website www.smithvillecityhall.com
 Source Center Hill Lake
 Capacity 4,000,000 GPD
 Current Consumption 925,000 GPD
 Storage Capacity 2,100,000 Gallons

WATER

Water Supplier DeKalb Utility District
 Phone 615.597.6490
 Website www.dekalbutility.com
 Source: Center Hill Lake
 Provides water to outlying areas

SEWER

Sewer Provider City of Smithville
 Phone 615.597.6318
 Website www.smithvillecityhall.com
 Type of Treatment Activated Sludge
 Capacity 150,000 GPD
 Current Usage 80,000 GPD
 City Sewer Coverage 95%
 Storm Sewer Coverage 50%
 Solid Waste Disposal Type Landfill (outsourced)

LOCAL GAS COMPANY (City and County)

Middle Tennessee Natural Gas Utility District

Executive VP/CEO Jim Hodges
 1030 West Broad Street
 Smithville, Tennessee 37166
 Phone 931.484.2067
 Website www.mtng.com
 Source Company East TN Natural Gas Company
 Fuel Oil Suppliers 3
 Suppliers of LP Gas 4

ELECTRICITY

Source Company Tennessee Valley Authority

LOCAL POWER COMPANY (City)

Smithville Electric System
 Manager Richie Knowles
 Address Post Office Box 228
 Smithville, Tennessee 37166
 Phone 615.597.4735
 Fax 615.597.4436
 Website www.smithville-electric.com

Middle Tennessee Electric Membership Corp.

President Chris Jones
 District Address 911 W. Main Street
 Woodbury, Tennessee 37190
 Phone 877.777.9020
 Outages 877.777.9111
 Fax 615.563.8073
 Website www.mtemc.com

LOCAL POWER COMPANY (County)

Caney Fork Electric Cooperative
 General Manager Bill Rogers
 District Address 580 East Broad Street
 Smithville, Tennessee 37166
 Phone 615.597.5626
 Outages 615.597.6274
 Fax 615.597.6040
 Website www.caneyforkcec.com/

(northern DeKalb Co.)

Upper Cumberland Electric Mem. Corp.
 General Manager Jimmy Gregory
 Address 138 Gordonsville Highway
 Carthage, Tennessee 37030-0159
 Phone: 615.735.2940
 Outages: 615.735.0911
 Fax: 615.735.2603
 Website: www.ucemc.com

MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION (80+ employees)

Firm	Product or Service	Total Employees	Union	Phone Number
Tenneco, Inc.	Car exhaust systems	485	None	615.597.1616
Federal Mogul Friction	Brake Linings	460	None	615.597.6700
SHIROKI North America	Automotive & metal stampings	350	None	615.597.8870
Star Manufacturing Intl., Inc.	Commercial food services appliances	283	None	615.597.1561
Smithport Cabinetry	Custom wooden cabinets	170	None	615.597.5890
Fouth Industries LLC	Provides paint & powder coating	90	None	615.597.6909
Omega Apparel	Apparel production	81	None	615.597.5231

For information on industrial sites and available industrial buildings contact:

Robert T. Bibb
Executive Director
 Middle TN Industrial
 Development Association
 2108 Westwood Avenue
 Nashville, Tennessee 37212
 Phone: 615.269.5233
 Fax: 615.269.5184
mtida@mtida.org
www.mtida.org

Suzanne Williams
Executive Director
 Smithville/DeKalb County
 Chamber of Commerce
 Post Office Box 64
 Smithville, Tennessee 37166
 Phone: 615.597.4163
 Fax: 615.597.4164
swilliams@dekalbcountychamber.org
www.dekalbcounty.org/

Josh Miller
City Mayor
 City of Smithville
 104 E. Main Street
 Smithville, Tennessee 37166
 Phone: 615.597.4745
 Fax: 615.597.9431
citysmith@dtccom.net
www.smithvillecityhall.com

Tim Stribling
County Mayor
 DeKalb County Courthouse,
 Room 204
 Smithville, Tennessee 37166
 Phone: 615.597.5175
 Fax: 615.597.2986
dekalbcounty mayor@gmail.com
www.dekalbtennessee.com/



MTIDA represents the Local Electric Power and Natural Gas
 Distributors located in the 40 county region of Middle Tennessee.

SMITHVILLE-DEKALB COUNTY, TENNESSEE

The information contained herein
 was obtained from sources we
 consider reliable. We can not be
 responsible, however, for errors
 or change in information.

Updated January 2020



Tax Information



LOCATION

Property Address	Buffalo Valley Rd TN
Subdivision	Trisha Miller
County	Dekalb County, TN

PROPERTY SUMMARY

Property Type	Residential
Land Use	Household Units
Improvement Type	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	004 014.13
Special Int	000
Alternate Parcel ID	
Land Map	004
District/Ward	16
2010 Census Trct/Blk	9203/4
Assessor Roll Year	2019

Wednesday, July 15, 2020



CURRENT OWNER

Name	Lee Anthony Shea Et Ux Loma
Mailing Address	9715 Old Baxter Rd Baxter, TN 38544-4353

SALES HISTORY THROUGH 06/23/2020

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
4/5/2010	\$15,640	Lee Anthony Shea Et Ux Loma		Warranty Deed		315/143
8/2/2008		Miller Latrisha Greg Mabey		Warranty Deed	7	290/332
10/11/2006		Miller Latrisha		Quit Claim Deed	8	267/592
10/28/2005	\$330,000	Mabey Greg Latrisha Miller		Warranty Deed	8	232/705
1/1/1900		Wright Kenzie			9	J3/649

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2019	Assessment Year	2019		
Appraised Land	\$28,400	Assessed Land		Dekalb	2.1235
Appraised Improvements		Assessed Improvements			
Total Tax Appraisal	\$28,400	Total Assessment	\$7,100		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2019		\$150.77	\$150.77
2018		\$130.18	\$130.18

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 Information Deemed Reliable But Not Guaranteed.



2017	\$130.18	\$130.18
2016	\$130.18	\$130.18
2015	\$126.38	\$126.38
2014	\$115.02	\$115.02
2013	\$115.02	\$115.02

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Household Units	Lot Dimensions	
Block/Lot	/5	Lot Square Feet	340,638
Latitude/Longitude	36.116458°/-85.810929°	Acreage	7.82

PROPERTY CHARACTERISTICS: UTILITIES/AREA

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

LEGAL DESCRIPTION

Subdivision	Trisha Miller	Plat Book/Page	
Block/Lot	/5	District/Ward	16
Description	Plat 592		

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.	47041C0100C	04/19/2010



McLemore Auction Company, LLC is pleased to offer this beautiful unimproved tract located on TN-96 between Center Hill Dam and I-40 near exit 268. The property features a spring and extensive road frontage. The property is near access to the Caney Fork River at Center Hill Dam. Utilities include electricity and city water.