



Comas Montgomery Auction & Realty
Company
615-895-0078
info@comasmontgomery.com

Friday, June 05, 2020

LOCATION

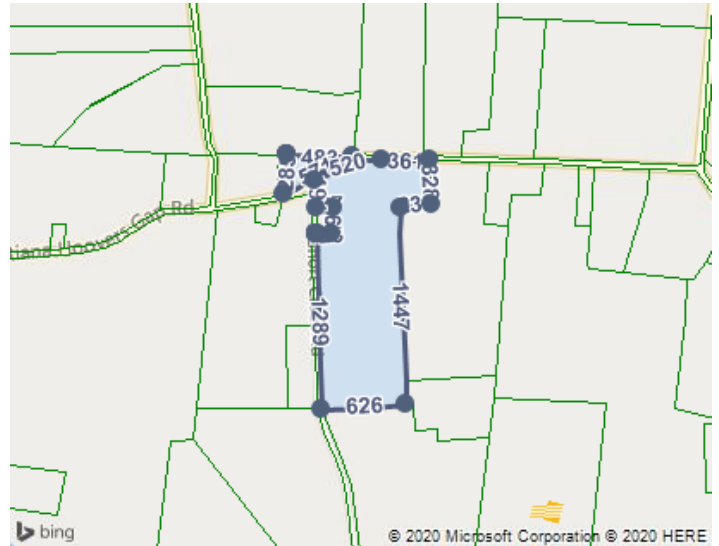
Property Address	3890 Christiana Hoovers Gap Rd Christiana, TN 37037-5644
Subdivision	Fox Property Tract Survey
County	Rutherford County, TN

PROPERTY SUMMARY

Property Type	Residential
Land Use	Townhome
Improvement Type	Single Family Residential
Square Feet	3026

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	172 027.00
Alternate Parcel ID	172 02700 00025172
Account Number	R0085225
District/Ward	5
2010 Census Trct/Blk	407.02/2
Assessor Roll Year	2020



TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2020	Assessment Year	2020		
Appraised Land	\$163,694	Assessed Land	\$20,400	Rutherford	2.2194
Appraised Improvements	\$277,600	Assessed Improvements	\$69,400		
Total Tax Appraisal	\$441,294	Total Assessment	\$89,800		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2019		\$1,993.02	\$1,993.02
2018		\$1,885.26	\$1,885.26
2017		\$2,117.87	\$2,117.87
2016		\$2,117.87	\$2,117.87
2014		\$1,965.11	\$1,965.11
2013		\$2,050.88	\$2,050.88

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Condition	Units
Single Family Residential	Average	1

Year Built	1958	Effective Year	1985	Stories	1
BRs		Baths	F H	Rooms	
Total Sq. Ft.	3,026				
Building Square Feet (Living Space)			Building Square Feet (Other)		
Base 3026					
- CONSTRUCTION					
Quality	Average	Roof Framing	Hip/Gable		
Shape		Roof Cover Deck	Composition Shingle		
Partitions		Cabinet Millwork			
Common Wall		Floor Finish	Allowance		
Foundation	18 Block	Interior Finish	Drywall		
Floor System		Air Conditioning			
Exterior Wall	Frame Masonry Veneer	Heat Type	Heat Pump		
Structural Framing		Bathroom Tile			
Fireplace		Plumbing Fixtures	9		
- OTHER					
Occupancy		Building Data Source	Inspection		

PROPERTY CHARACTERISTICS: BUILDING

Building # 2

Type	Other Ob-Residential	Condition		Units	1
Year Built	2005	Effective Year	2005	Stories	1
BRs		Baths	F H	Rooms	
Total Sq. Ft.					
Building Square Feet (Living Space)			Building Square Feet (Other)		
- CONSTRUCTION					
Quality	Average	Roof Framing			
Shape		Roof Cover Deck			
Partitions		Cabinet Millwork			
Common Wall		Floor Finish			
Foundation		Interior Finish			
Floor System		Air Conditioning			
Exterior Wall		Heat Type	None		
Structural Framing		Bathroom Tile			
Fireplace		Plumbing Fixtures			
- OTHER					
Occupancy		Building Data Source			

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Utl Bld	280	1980	FAIR
Dcu	330	2000	AVERAGE
At Shed	600	1962	AVERAGE
F Shop	2000	1962	AVERAGE
Frpl	1	1958	GOOD

Property Report for 3890 CHRISTIANA HOOVERS GAP RD, cont.

Patio	312	1958	AVERAGE
Frpl	1	1958	AVERAGE
Pool	648	1983	AVERAGE
At Shed	360	1940	AVERAGE
L Barn	1020	1940	AVERAGE
Dgu	960	1994	AVERAGE
Stoop	28	1958	AVERAGE
Porch-Slab Roof Ceil	160		
Porch-Encl Solid Wal	520		

PROPERTY CHARACTERISTICS: LOT

Land Use	Townhome	Lot Dimensions	
Block/Lot	/Tr 2	Lot Square Feet	1,306,795
Latitude/Longitude	35.697452°/-86.353576°	Acreage	30

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	None	Road Type	Paved
Electric Source	Public	Topography	Level
Water Source	Public	District Trend	Static
Sewer Source	Individual	Special School District 1	
Zoning Code		Special School District 2	
Owner Type	Private		

LEGAL DESCRIPTION

Subdivision	Fox Property Tract Survey	Plat Book/Page	
Block/Lot	/Tr 2	District/Ward	5
Description	Tract 2		

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.	47149C0403H	01/05/2007