



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

Friday, August 21, 2020

LOCATION

Property Address	1990 Berrys Chapel Rd Franklin, TN 37069-4625
Subdivision	Farmington South
County	Williamson County, TN

PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	Single Family
Square Feet	2930

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	037J B 031.00
Special Int	000
Alternate Parcel ID	
Land Map	037J
District/Ward	000
2010 Census Trct/Blk	507.02/1
Assessor Roll Year	2020



TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2020	Assessment Year	2020		
Appraised Land	\$105,000	Assessed Land	\$26,250	Williamson	2.31
Appraised Improvements	\$322,000	Assessed Improvements	\$80,500		
Total Tax Appraisal	\$427,000	Total Assessment	\$106,750		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	SSD Taxes	Total Taxes
2019		\$2,465.93	\$0	\$2,465.93
2018		\$2,295.13	\$0	\$2,295.13
2017		\$2,295.13	\$0	\$2,295.13
2016		\$2,295.13	\$0	\$2,295.13
2015		\$1,850.31	\$0	\$1,850.31
2014		\$1,850.31	\$0	\$1,850.31
2013		\$1,850.31	\$0	\$1,850.31

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family	Condition	Average	Units	
Year Built	1986	Effective Year	1996	Stories	2
BRs		Baths	F H	Rooms	

Total Sq. Ft. 2,930

Building Square Feet (Living Space)

Building Square Feet (Other)

Attached Garage 572

Patio 100

- CONSTRUCTION

Quality		Roof Framing	
Shape		Roof Cover Deck	Asphalt Shingles
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation	Full Crawl Space	Interior Finish	
Floor System		Air Conditioning	Central
Exterior Wall		Heat Type	Central
Structural Framing		Bathroom Tile	
Fireplace	Y	Plumbing Fixtures	9

- OTHER

Occupancy		Building Data Source	
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Driveway	1	1986	

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	150 X 330
Block/Lot	/3	Lot Square Feet	
Latitude/Longitude	35.977863°/-86.877972°	Acreage	

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Farmington South	Plat Book/Page	6/104
Block/Lot	/3	District/Ward	000
Description	Subd Farmington South Pb 6 Pg 104 Lot 0003		

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.	47187C0182G	12/22/2016