



Comas Montgomery Auction & Realty
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Tuesday, August 04, 2020

LOCATION

Property Address	260 Moore Rd Wartrace, TN 37183-3019
Subdivision	
County	Bedford County, TN

PROPERTY SUMMARY

Property Type	Agricultural
Land Use	Agriculture And Related Activities
Improvement Type	Single Family
Square Feet	1104

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	117 011.00
Special Int	000
Alternate Parcel ID	
Land Map	117
District/Ward	23
2010 Census Trct/Blk	9508/2
Assessor Roll Year	2019



TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2019	Assessment Year	2019		
Appraised Land	\$31,400	Assessed Land		Bedford	2.66
Appraised Improvements	\$39,400	Assessed Improvements			
Total Tax Appraisal	\$70,800	Total Assessment	\$17,700		
Appraised Land Market	\$122,100	Exempt Amount			
Total Appraised Market	\$161,500	Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2019		\$470.82	\$470.82
2018		\$453.12	\$453.12
2017		\$453.12	\$453.12
2016		\$1,017.45	\$1,017.45
2015		\$352.99	\$352.99
2014		\$352.99	\$352.99
2013		\$345.61	\$345.61

PROPERTY CHARACTERISTICS: BUILDING

Building # 1	
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Type	Single Family	Condition	Average	Units	
Year Built	1961	Effective Year	1961	Stories	1
BRs		Baths	F H	Rooms	

Total Sq. Ft. 1,104

Building Square Feet (Living Space)

Base 1104

Building Square Feet (Other)

Carport Finished 240

Enclosed Porch Unfinished 424

Open Porch Finished 217

Utility Finished 48

- CONSTRUCTION

Quality	Average	Roof Framing	Gable/Hip
Shape	Rectangular Design	Roof Cover Deck	Prefin Metal Crimped
Partitions		Cabinet Millwork	Average
Common Wall		Floor Finish	Hardwood-Terr-Tile
Foundation	Continuous Footing	Interior Finish	Drywall
Floor System	Wood W/ Sub Floor	Air Conditioning	
Exterior Wall	Conc Block/Stucco	Heat Type	
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	3

- OTHER

Occupancy	Occupied	Building Data Source	Owner
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Detached Carport Unfinished	12X24	1970	AVERAGE
Utility Building	12X24	1970	AVERAGE
Wood Deck	7X10	2000	AVERAGE

PROPERTY CHARACTERISTICS: LOT

Land Use	Agriculture And Related Activities	Lot Dimensions	
Block/Lot		Lot Square Feet	1,611,714
Latitude/Longitude	35.421435°/-86.344804°	Acreage	37

Type	Land Use	Units	Tax Assessor Value
Pasture		4	\$2,160
Woodland 2		32	\$12,704
Imp Site		1	\$16,500

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	Gravel
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	Plat Book/Page
Block/Lot	District/Ward 23
Description Gb Bk 12 Pg 309 3/14/2017	

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.	47003C0350E	08/02/2007