

Warren (089)	Jan 1 Owner	Current Owner	CHARLES SMITH RD 245				
Tax Year 2024 Reappraisal 2020	T AND I LAND COMPANY, LLC		Ctrl Map:	Group:	Parcel:	PI:	SI:
	1350 LITTLE HURRICANE RD		074		013.00		000
	WINCHESTER TN 37398						

Value Information

Land Market Value:	\$434,000	Land Use Value:	\$193,300
Improvement Value:	\$33,300	Improvement Value:	\$33,300
Total Market Appraisal:	\$467,300	Total Use Appraisal:	\$226,600
		Assessment Percentage:	25%
		Assessment:	\$56,650

Additional Information

MIN TR 46-6MOG-2 54 ACRES WPP LLC (108-900-M-000)

General Information

Class: 11 - Agricultural	City:
City #:	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: I01
District: 05	Number of Mobile Homes: 0
Number of Buildings: 0	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 11 - INDIVIDUAL / INDIVIDUAL	Zoning:
Utilities - Gas/Gas Type: 00 - NONE	

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

Land Information

Long Land Information list on subsequent pages

Outbuildings & Yard Items

Building #	Type	Description	Units
1	PBN - POLE BARN	55X60	3,300
1	PBN - POLE BARN	34X24	816
1	MSC - MISCELLANEOUS OBY	XLOG HSE	1

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
4/17/2019	\$487,568	460	839	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/17/2019	\$0	460	837		QC - QUITCLAIM DEED	-
4/16/2019	\$0	460	843		QC - QUITCLAIM DEED	-
6/1/2015	\$0	364	862		QC - QUITCLAIM DEED	-
10/18/2007	\$500,000	201	784	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
7/12/2002	\$10	30	137	I - IMPROVED	WD - WARRANTY DEED	E - PARTIAL INTEREST
5/17/1995	\$0	284	191		-	-
2/17/1995	\$29,000	283	249	I - IMPROVED	WD - WARRANTY DEED	J - ESTATE SALE

Land Information

Deed Acres: 314.56		Calculated Acres: 0		Total Land Units: 314.56	
Land Code		Soil Class			Units
62 - WOODLAND 2		P			242.56
45 - CROP		P			21.00
54 - PASTURE		G			50.00
04 - IMP SITE					1.00