



Thomas Ore
Affiliate Broker
931-636-4421
thomasore@realtracs.com

Tuesday, October 28, 2025

LOCATION

Property Address 2526 Oak Grove Rd
Decherd, TN 37324-4408

Subdivision

County Franklin County, TN

PROPERTY SUMMARY

Property Type Agricultural

Land Use Agriculture And Related Activities

Improvement Type

Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 028 009.00

Special Int 000

Alternate Parcel ID

Land Map 028

District/Ward 09

2020 Census Trct/Blk 9601/1

Assessor Roll Year 2024



CURRENT OWNER

Name Smith Neva June

Mailing Address Po Box 28
Estill Springs, TN 37330-0028

SCHOOL INFORMATION

These are the closest schools to the property

Sewanee Elementary School	7.2 mi
Elementary: Pre K to 5	Distance
North Middle School	8.1 mi
Middle-High: 6 to 12	Distance

SALES HISTORY THROUGH 09/26/2025

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
11/22/1985		Smith John Wayne Etux Neva June				208/523
12/22/1976						208/520
1/10/1974					2	153/95
1/4/1900					2	102/429

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2024	Assessment Year	2024		
Appraised Land	\$219,800	Assessed Land		Franklin	1.9953
Appraised Improvements	\$24,000	Assessed Improvements			
Total Tax Appraisal	\$243,800	Total Assessment	\$60,950		
Appraised Land Market	\$618,500	Exempt Amount			
Total Appraised Market	\$642,500	Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2024		\$1,216.14	\$1,216.14
2023		\$1,216.14	\$1,216.14
2022		\$1,124.24	\$1,124.24
2020		\$1,421.31	\$1,421.31
2019		\$1,264.59	\$1,264.59
2018		\$1,376.24	\$1,376.24
2017		\$1,435.05	\$1,435.05
2016		\$1,274.64	\$1,274.64
2015		\$1,274.64	\$1,274.64
2014		\$1,274.64	\$1,274.64
2013		\$1,274.64	\$1,274.64

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Poultry House	36X330		SALVAGE
Poultry House	36X330		SALVAGE
Poultry House	36X330		SALVAGE
Poultry House	36X330		SALVAGE
Shed	384	2000	AVERAGE
Open Shed	960	2000	AVERAGE
Utility Building			SALVAGE
Slab		2000	SALVAGE

PROPERTY CHARACTERISTICS: LOT

Land Use	Agriculture And Related Activities	Lot Dimensions	
Block/Lot		Lot Square Feet	4,530,222
Latitude/Longitude	35.288109°/-85.980532°	Acreage	104

Type	Land Use	Units	Tax Assessor Value
Rotation		7	\$13,874
Pasture		32	\$31,296
Crop		65	\$174,655

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		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	Plat Book/Page
Block/Lot	District/Ward 09
Description	

INTERNET ACCESS

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Viasat	SATELLITE	No	100 Mbps	
Monster Broadband	FIXED WIRELESS	No	25 Mbps	
Verizon	FIXED WIRELESS	No	25 Mbps	

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.	47051C0100E	08/04/2008