



Comas Montgomery Auction & Realty
Company
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Tuesday, September 15, 2020

LOCATION

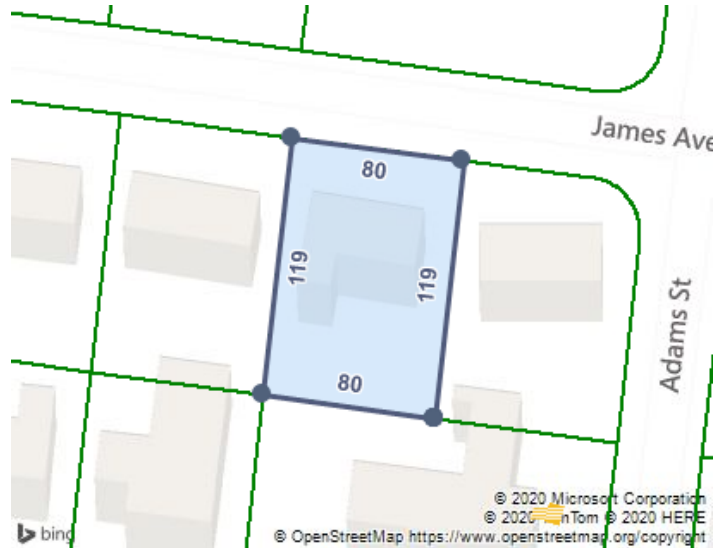
Property Address	206 James Ave Franklin, TN 37064-3835
Subdivision	James Sub
County	Williamson County, TN

PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	Single Family
Square Feet	1487

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	078N C 004.00
Special Int	000
Alternate Parcel ID	
Land Map	078N
District/Ward	263
2010 Census Trct/Blk	508/4
Assessor Roll Year	2020



TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2020	Assessment Year	2020	Franklin	0.434
Appraised Land	\$90,000	Assessed Land	\$22,500	Williamson	2.03
Appraised Improvements	\$169,100	Assessed Improvements	\$42,275	Franklin Ssd	1.14
Total Tax Appraisal	\$259,100	Total Assessment	\$64,775		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	SSD Taxes	Total Taxes
2019	\$281.12	\$1,314.93	\$738.44	\$2,334.49
2018	\$270.50	\$1,237.20	\$536.98	\$2,044.69
2017	\$270.50	\$1,204.82	\$536.98	\$2,012.30
2016	\$270.50	\$1,198.34	\$536.98	\$2,005.82
2015	\$201.73	\$992.50	\$523.10	\$1,717.32
2014	\$201.73	\$992.50	\$485.08	\$1,679.31
2013	\$186.84	\$992.50	\$485.08	\$1,664.42

PROPERTY CHARACTERISTICS: BUILDING

Building # 1	
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Type	Single Family	Condition		Units	
Year Built	1959	Effective Year	1996	Stories	1
BRs		Baths	F H	Rooms	

Total Sq. Ft.	1,487		
Building Square Feet (Living Space)		Building Square Feet (Other)	
		Utility (finished) 24	

- 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	5

- OTHER

Occupancy		Building Data Source	
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Driveway	1	1959	
Flatcp	512	2003	

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	80 X 120
Block/Lot	C/4	Lot Square Feet	
Latitude/Longitude	35.908222°/-86.872287°	Acreage	

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	264
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	James Sub	Plat Book/Page	2/10
Block/Lot	C/4	District/Ward	263
Description	Subd James Sub Pb 2 Pg 10 Block C Lot 0004		

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.	47187C0211G	12/22/2016