



Thomas Ore
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Thursday, April 28, 2022

LOCATION

Property Address	3211 Gum Creek Rd Decherd, TN 37324-4322
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	027 024.01 000
Special Int	000
Alternate Parcel ID	
Land Map	027
District/Ward	09
2010 Census Trct/Blk	9601/2
Assessor Roll Year	2020



CURRENT OWNER

Name	Knight Danny Hubert
Mailing Address	2816 Gum Creek Rd Decherd, TN 37324-4334

SCHOOL INFORMATION

These are the closest schools to the property

Decherd Elementary School	6.2 mi
Elementary: Pre K to 5	Distance
Franklin County High School	7.9 mi
High: 9 to 12	Distance
North Middle School	6.6 mi
Middle-High: 6 to 12	Distance

SALES HISTORY THROUGH 04/08/2022

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
1/1/1981	\$24,000	Knight Hubert E Etux Nellie		Warranty Deed		187/389

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2020	Assessment Year	2020		
Appraised Land	\$32,000	Assessed Land		Franklin	2.8786
Appraised Improvements		Assessed Improvements			
Total Tax Appraisal	\$32,000	Total Assessment	\$8,000		
Appraised Land Market	\$65,400	Exempt Amount			
Total Appraised Market	\$65,400	Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes

2020	\$230.29	\$230.29
2019	\$204.90	\$204.90
2018	\$213.89	\$213.89
2017	\$213.89	\$213.89
2016	\$183.81	\$183.81
2015	\$183.81	\$183.81
2014	\$183.81	\$183.81
2013	\$367.62	\$367.62

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
05/01/2015	\$85,500	Knight Danny H Knight Deborah J	Citizens Community Bank	T1151/400 15002296
04/25/2005	\$100,000	Knight Hubert E Etux Nellie	Suntrust Bank	T797/50

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Agriculture And Related Activities	Lot Dimensions
Block/Lot		Lot Square Feet 871,197
Latitude/Longitude	35.282638°/-86.008584°	Acreage 20

Type	Land Use	Units	Tax Assessor Value
Rotation		5	\$6,405
Crop		11	\$24,112
Woodland 2		4	\$1,484

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	Wb22 P615 Gb 10/1/2014 T1133 P613		

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.	47051C0070E	08/04/2008