

Coffee (016)
Tax Year 2025 | Reappraisal 2022

Jan 1 Owner
 GRAHAM NICHOLAS J & ALEX CHRISTIAN
 152 WINSTEAD LN
 MANCHESTER TN 37355

Current Owner
 MCNEAL CAMERON
 480 BLUE SPRINGS RD
 HILLSBORO TN 37342

BLUE SPRINGS RD 480
 Ctrl Map: 096P Group: B Parcel: 017.01 Pl: SI: 000

Value Information

Land Market Value: \$20,000
 Improvement Value: \$246,300
 Total Market Appraisal: \$266,300
 Assessment Percentage: 25%
 Assessment: \$66,575

Subdivision Data

Subdivision: CUMBERLAND ESTATES
 Plat Book: 237A Plat Page: Block: Lot: 2

Additional Information

General Information

Class: 00 - Residential City #: City: Special Service District 2: 000
 Special Service District 1: 000 Neighborhood: H01
 District: 07 Number of Mobile Homes: 0
 Number of Buildings: 1 Utilities - Electricity: 01 - PUBLIC
 Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL Zoning:
 Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	DRW - DRIVEWAY	CONCRETE	1

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 Calculated Acres: 0 Total Land Units: 1

Land Code	Soil Class	Units
01 - RES		1.00

Residential Building #: 1

Improvement Type: 01 - SINGLE FAMILY
 Exterior Wall: 04 - SIDING AVERAGE
 Heat and AC: 8 - HEAT AND COOLING PKG
 Quality: 1+ - AVERAGE +
 Square Feet of Living Area: 1742
 Foundation: 02 - CONTINUOUS FOOTING
 Roof Framing: 02 - GABLE/HIP
 Cabinet/Millwork: 04 - ABOVE AVG
 Interior Finish: 07 - DRYWALL
 Bath Tiles: 01 - FLOOR ONLY
 Shape: 04 - IRR SHAPE

Building Sketch



Stories: 1.00
 Actual Year Built: 2024
 Plumbing Fixtures: 6
 Condition: AV - AVERAGE
 Floor System: 04 - WOOD W/ SUB FLOOR
 Roof Cover/Deck: 03 - COMPOSITION SHINGLE
 Floor Finish: 10 - HARDWOOD-TERR-TILE
 Paint/Decor: 04 - ABOVE AVERAGE
 Electrical: 03 - AVERAGE
 Structural Frame: 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,742
OPF - OPEN PORCH FINISHED	96
OPF - OPEN PORCH FINISHED	150
GRF - GARAGE FINISHED	440

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
2/28/2025	\$350,000	448	865	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/27/2023	\$231,000	437	135	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
8/1/2014	\$94,500	361	721	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
6/24/2014	\$0	361	50		-	-