

Franklin (026)
Tax Year 2026 | Reappraisal 2022

Jan 1 Owner
 METCALF DANIEL
 1771 BIBLE CROSSING RD
 WINCHESTER TN 37398

Current Owner
 SULOUFF BRIAN ETAL
 JORDAN ATKISSON
 720 S COLLEGE ST
 WINCHESTER TN 37398

BLUE CREEK RD 851
 Ctrl Map: 015 Group: Parcel: 042.01 Pl: SI: 000

Value Information

Land Market Value: \$21,100
Improvement Value: \$121,300
Total Market Appraisal: \$142,400
Assessment Percentage: 25%
Assessment: \$35,600

Subdivision Data

Subdivision:
Plat Book: 695 **Plat Page:** 32 **Block:** **Lot:**

Additional Information

General Information

Class: 00 - Residential **City #:**
Special Service District 1: 000 **Special Service District 2:** 000
District: 07 **Neighborhood:** R01
Number of Buildings: 1 **Number of Mobile Homes:** 1
Utilities - Water/Sewer: 11 - INDIVIDUAL / INDIVIDUAL
Utilities - Gas/Gas Type: 00 - NONE
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	8X20	160

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 1.05 **Calculated Acres:** 0 **Total Land Units:** 1.05

Land Code	Soil Class	Units
04 - IMP SITE		1.05

Residential Building #: 1

Improvement Type:
 01 - SINGLE FAMILY
Exterior Wall:
 04 - SIDING AVERAGE
Heat and AC:
 8 - HEAT AND COOLING PKG
Quality:
 0+ - BELOW AVERAGE +
Square Feet of Living Area:
 1120
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 03 - AVERAGE
Interior Finish:
 07 - DRYWALL
Bath Tiles:
 00 - NONE
Shape:
 01 - RECTANGLE

Building Sketch



Stories:
 1.00
Actual Year Built:
 1990
Plumbing Fixtures:
 5
Condition:
 AV - AVERAGE
Floor System:
 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
 13 - PREFIN METAL CRIMPED
Floor Finish:
 11 - CARPET COMBINATION
Paint/Decor:
 03 - AVERAGE
Electrical:
 03 - AVERAGE
Structural Frame:
 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,120
EPF - ENCLOSED PORCH FINISHED	240
OPF - OPEN PORCH FINISHED	60
GRU - GARAGE UNFINISHED	672

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
1/16/2026	\$144,000	502	25	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/1/2022	\$81,000	467	136	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/18/2022	\$0	466	647		CO - COURT ORDER	-
5/17/2022	\$0	466	465		HR - AFFIDAVIT OF HEIRSHIP	-
1/25/2002	\$0	461	95		QC - QUITCLAIM DEED	-
10/3/1985	\$0	207	749		-	-