

Franklin (026)	Jan 1 Owner	Current Owner	BIBLE CROSSING RD 1488			
Tax Year 2026   Reappraisal 2022	UNITY PROPERTIES		Ctrl Map:	Group:	Parcel:	Pl:
	738 OLD SEMINARY RD		055		053.01	SI:
	MANCHESTER TN 37355					000

**Value Information**

Land Market Value:	\$16,400
Improvement Value:	\$223,300
Total Market Appraisal:	\$239,700
Assessment Percentage:	25%
Assessment:	\$59,925

**Additional Information****General Information**

Class: 00 - Residential	City: WINCHESTER
City #: 782	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: R04
District: 01	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	WDK - WOOD DECK		168
1	DRW - DRIVEWAY	CONC	1

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

Deed Acres: 0 Calculated Acres: 0 Total Land Units: 0.37

Land Code	Soil Class	Units
04 - IMP SITE		0.37

**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:**

1504

**Foundation:**

02 - CONTINUOUS FOOTING

**Roof Framing:**

02 - GABLE/HIP

**Cabinet/Millwork:**

03 - AVERAGE

**Interior Finish:**

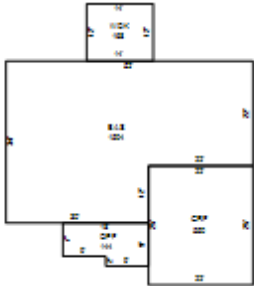
07 - DRYWALL

**Bath Tiles:**

00 - NONE

**Shape:**

02 - L-SHAPED

**Building Sketch****Stories:**

1.00

**Actual Year Built:**

2022

**Plumbing Fixtures:**

7

**Condition:**

AV - AVERAGE

**Floor System:**

04 - WOOD W/ SUB FLOOR

**Roof Cover/Deck:**

03 - COMPOSITION SHINGLE

**Floor Finish:**

09 - HARDWOOD/PARQUE

**Paint/Decor:**

03 - AVERAGE

**Electrical:**

03 - AVERAGE

**Structural Frame:**

00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,504
GRF - GARAGE FINISHED	550
OPF - OPEN PORCH FINISHED	144

Sale Information						
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
1/21/2022	\$0	463	107		QC - QUITCLAIM DEED	-
12/30/2021	\$167,000	462	337	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
2/8/2008	\$0	357	608		-	-
7/7/1992	\$5,200	248	123	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED