

**Franklin (026)**  
**Tax Year 2026 | Reappraisal 2022**

Jan 1 Owner  
 SMITH CHRISTPOHER M  
 511 N JEFFERSON ST  
 WINCHESTER TN 37398

Current Owner  
 REID LN 95  
 Ctrl Map: 055  
 Group: Parcel: 060.13  
 Pl: SI: 000

**Value Information**

**Land Market Value:** \$23,700  
**Improvement Value:** \$101,300  
**Total Market Appraisal:** \$125,000  
**Assessment Percentage:** 25%  
**Assessment:** \$31,250

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 782  
**Special Service District 1:** 000  
**District:** 01  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:** WINCHESTER  
**Special Service District 2:** 000  
**Neighborhood:** R04  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:**

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

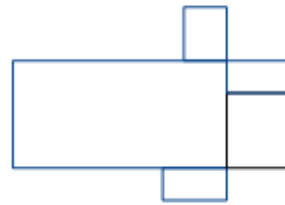
**Land Information**

Deed Acres: 0	Calculated Acres: 0	Total Land Units: 0.7
Land Code	Soil Class	Units
04 - IMP SITE		0.70

**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:**  
 968  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 04 - FLOOR-1/2 WALL  
**Shape:**  
 01 - RECTANGLE

**Building Sketch**



**Stories:**  
 1.00  
**Actual Year Built:**  
 1983  
**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:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	800
EPF - ENCLOSED PORCH FINISHED	80
OPF - OPEN PORCH FINISHED	72
BSF - BASE SEMI FINISHED	168
UTU - UTILITY UNFINISHED	72

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	UTB - UTILITY BUILDING	8X8	64
1	UTB - UTILITY BUILDING	10X12	120
1	DRW - DRIVEWAY	CONC	1

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
6/24/2021	\$130,500	455	762	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/5/2016	\$15,000	413	553	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
10/6/1997	\$46,000	282	155	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/3/1983	\$0	198	78		-	-