

Franklin (026)
Tax Year 2026 | Reappraisal 2022

Jan 1 Owner
 KEEL ANNETTE
 735 DAVID CROCKETT HWY
 WINCHESTER TN 37398

Current Owner

2ND AVE N 307
 Ctrl Map: 056I Group: C Parcel: 018.00 Pl: SI: 000

Value Information

Land Market Value: \$13,000
Improvement Value: \$168,900
Total Market Appraisal: \$181,900
Assessment Percentage: 25%
Assessment: \$45,475

Subdivision Data

Subdivision: SANFORD
Plat Book: **Plat Page:** **Block:** 20 **Lot:**

Additional Information

WB19 P473
General Information
Class: 00 - Residential
City #: 197
Special Service District 1: 000
District: 20
Number of Buildings: 1
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS

City: DECHERD
Special Service District 2: 000
Neighborhood: D03
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: 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:
 2182
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 03 - AVERAGE
Interior Finish:
 10 - PANEL-PLAST-DRYWALL
Bath Tiles:
 00 - NONE
Shape:
 04 - IRR SHAPE

Stories:
 1.00
Actual Year Built:
 1951
Plumbing Fixtures:
 9
Condition:
 AV - AVERAGE
Floor System:
 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
 03 - COMPOSITION SHINGLE
Floor Finish:
 11 - CARPET COMBINATION
Paint/Decor:
 03 - AVERAGE
Electrical:
 03 - AVERAGE
Structural Frame:
 00 - NONE

Building Sketch



Building Areas

Areas	Square Feet
BAS - BASE	2,182
EPF - ENCLOSED PORCH FINISHED	391
EPU - ENCLOSED PORCH UNFINISHED	262
OPF - OPEN PORCH FINISHED	244
GRF - GARAGE FINISHED	625
UTU - UTILITY UNFINISHED	102
OPU - OPEN PORCH UNFINISHED	20

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	UTB - UTILITY BUILDING	10X16	1
1	DRW - DRIVEWAY	CONC	1
1	UTB - UTILITY BUILDING	12X20	240
1	UTB - UTILITY BUILDING	10X16	160
1	PFO - OPEN PORCH FINISHED	6X7	42

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
6/8/2020	\$91,500	444	200	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/1/2011	\$69,900	381	356	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
4/9/2008	\$0	359	62		-	-
12/4/2007	\$0	357	35		-	-
2/2/1999	\$70,000	291	297	I - IMPROVED	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
11/15/1995	\$35,000	268	398	I - IMPROVED	WD - WARRANTY DEED	B - FAMILY SALE
2/23/1950	\$0	150	168		-	-
1/2/1900	\$0	82	27		-	-