

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

Jan 1 Owner  
 YODER JOHN DALE ETUX  
 KAREN YODER  
 166 OL JONES RD  
 SMITHVILLE TN 37166

Current Owner

**JOYCE LN 744**  
 Ctrl Map: 074    Group:    Parcel: 021.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$1,065,500  
**Improvement Value:** \$74,900  
**Total Market Appraisal:** \$1,140,400

**Land Use Value:** \$381,800  
**Improvement Value:** \$74,900  
**Total Use Appraisal:** \$456,700  
**Assessment Percentage:** 25%  
**Assessment:** \$114,175

**Additional Information**

GB 07/29/2025 T1579 P135

**General Information**

**Class:** 11 - Agricultural  
**City #:**  
**Special Service District 1:** 000  
**District:** 01  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 11 - INDIVIDUAL / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** R01  
**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**

Long Land Information list on subsequent pages

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 04 - SIDING AVERAGE  
**Heat and AC:**  
 3 - RADIANT HEAT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1157  
**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

**Stories:**  
 1.00  
**Actual Year Built:**  
 1945  
**Plumbing Fixtures:**  
 3  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 03 - COMPOSITION SHINGLE  
**Floor Finish:**  
 04 - ASPHALT TILE  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	1,157
OPF - OPEN PORCH FINISHED	64
EPU - ENCLOSED PORCH UNFINISHED	42

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	FST - FARM STORAGE BLDG	20X30	600
1	LBN - LOFT BARN	48X65	3,120
1	ASH - ATTACHED SHED	20X48	960
1	CRB - CRIB	20X26	520

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/29/2025	\$0	497	291		ED - EXECUTOR/EXECUTRIX DEED	-
10/4/2017	\$540,000	423	44	I - IMPROVED	WD - WARRANTY DEED	E - PARTIAL INTEREST
12/20/2014	\$600,000	402	85	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
2/12/1991	\$28,050	239	289	I - IMPROVED	WD - WARRANTY DEED	B - FAMILY SALE
2/13/1990	\$0	233	566		-	-
1/17/1989	\$28,050	227	253	I - IMPROVED	WD - WARRANTY DEED	D -
1/22/1988	\$0	221	235		-	-
1/9/1987	\$28,050	215	170	I - IMPROVED	WD - WARRANTY DEED	D -
1/16/1986	\$0	209	311		-	-
12/2/1985	\$0	208	636		-	-

**Land Information**

Deed Acres: 187.4	Calculated Acres: 177.2	Total Land Units: 177.2
Land Code	Soil Class	Units
45 - CROP	A	88.20
45 - CROP	P	18.00
46 - ROTATION	G	21.00
62 - WOODLAND 2	G	49.00
04 - IMP SITE		1.00