

Franklin (026)	Jan 1 Owner	Current Owner	8TH AVE SW 300			
Tax Year 2026 Reappraisal 2022	DUBON OSCAR ETUX		Ctrl Map:	Group:	Parcel:	Pl:
	GLEND A N DUBON		075C	G	019.00	SI:
	3136 VERA VALLEY RD					000
	FRANKLIN TN 37064					

Value Information

Land Market Value:	\$8,900
Improvement Value:	\$226,600
Total Market Appraisal:	\$235,500
Assessment Percentage:	40%
Assessment:	\$94,200

Additional Information

General Information

Class: 08 - Commercial	City: WINCHESTER
City #: 782	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: W03
District: 01	Number of Mobile Homes: 0
Number of Buildings: 1	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC	Zoning:
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS	

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	DRW - DRIVEWAY		1

Sale Information

Long Sale Information list on subsequent pages

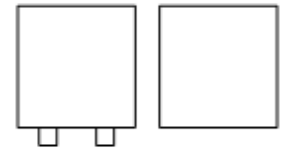
Land Information

Deed Acres: 0	Calculated Acres: 0	Total Land Units: 1
Land Code	Soil Class	Units
01 - RES		1.00

Residential Building #: 1

Improvement Type:
02 - DUPLEX
Exterior Wall:
04 - SIDING AVERAGE
Heat and AC:
7 - HEAT AND COOLING SPLIT
Quality:
1 - AVERAGE
Square Feet of Living Area:
2244
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:
2.00
Actual Year Built:
2023
Plumbing Fixtures:
12
Condition:
AV - AVERAGE
Floor System:
02 - SLAB ABOVE GRADE
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	1,122
USF - UPPER STORY FINISHED	1,122
OPF - OPEN PORCH FINISHED	25
OPF - OPEN PORCH FINISHED	25

Sale Information						
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
2/25/2025	\$340,000	492	776	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/3/2022	\$18,000	463	98	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
12/1/2016	\$0	417	379	V - VACANT	QC - QUITCLAIM DEED	-
5/26/2016	\$3,300	416	178	V - VACANT	-	-
12/5/1989	\$8,000	232	670	I - IMPROVED	WD - WARRANTY DEED	D -
2/21/1974	\$0	153	505		-	-