

McMinn (054)	Jan 1 Owner	Current Owner	CO RD 730-320				
Tax Year 2026   Reappraisal 2023	REECE WAYNE		Ctrl Map:	Group:	Parcel:	PI:	SI:
	320 CO RD 730		114		029.00		000
	RICEVILLE TN 37370						

Value Information

Land Market Value:	\$319,000	Land Use Value:	\$124,900
Improvement Value:	\$1,454,100	Improvement Value:	\$1,454,100
Total Market Appraisal:	\$1,773,100	Total Use Appraisal:	\$1,579,000
		Assessment Percentage:	25%
		Assessment:	\$394,750

Additional Information

05 111 111 00500 000

General Information

Class: 11 - Agricultural	City:
City #:	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: F01
District: 05	Number of Mobile Homes: 0
Number of Buildings: 2	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 11 - INDIVIDUAL / INDIVIDUAL	Zoning:
Utilities - Gas/Gas Type: 00 - NONE	

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 #: 2

**Improvement Type:**  
03 - SPECIAL\_RES

**Exterior Wall:**  
11 - COMMON BRICK

**Heat and AC:**  
7 - HEAT AND COOLING SPLIT

**Quality:**  
2+ - ABOVE AVERAGE +

**Square Feet of Living Area:**  
6495

**Foundation:**  
02 - CONTINUOUS FOOTING

**Roof Framing:**  
02 - GABLE/HIP

**Cabinet/Millwork:**  
04 - ABOVE AVG

**Interior Finish:**  
10 - PANEL-PLAST-DRYWALL

**Bath Tiles:**  
04 - FLOOR-1/2 WALL

**Shape:**  
06 - EXTREME IRR

Building Sketch



**Stories:**  
3.00

**Actual Year Built:**  
1955

**Plumbing Fixtures:**  
23

**Condition:**  
AV - AVERAGE

**Floor System:**  
04 - WOOD W/ SUB FLOOR

**Roof Cover/Deck:**  
07 - SLATE

**Floor Finish:**  
11 - CARPET COMBINATION

**Paint/Decor:**  
04 - ABOVE AVERAGE

**Electrical:**  
04 - ABOVE AVG

**Structural Frame:**  
00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	3,120
OPF - OPEN PORCH FINISHED	290
EPF - ENCLOSED PORCH FINISHED	208
GRF - GARAGE FINISHED	851
UTF - UTILITY FINISHED	192
BMF - BASEMENT FINISHED	780
BMU - BASEMENT UNFINISHED	2,340
USF - UPPER STORY FINISHED	3,120
USL - UPPER STORY LOW	851
ATF - ATTIC FINISHED	2,691

Residential Building #: 3

**Improvement Type:**  
03 - SPECIAL\_RES

**Exterior Wall:**  
11 - COMMON BRICK

**Heat and AC:**  
7 - HEAT AND COOLING SPLIT

**Quality:**  
1+ - AVERAGE +

**Square Feet of Living Area:**  
1189

**Foundation:**  
02 - CONTINUOUS FOOTING

**Roof Framing:**  
02 - GABLE/HIP

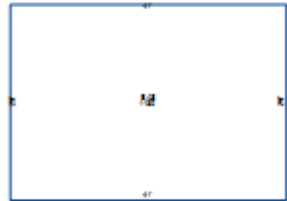
**Cabinet/Millwork:**  
04 - ABOVE AVG

**Interior Finish:**  
10 - PANEL-PLAST-DRYWALL

**Bath Tiles:**  
00 - NONE

**Shape:**  
01 - RECTANGLE

Building Sketch



**Stories:**  
1.00

**Actual Year Built:**  
1955

**Plumbing Fixtures:**  
3

**Condition:**  
AV - AVERAGE

**Floor System:**  
04 - WOOD W/ SUB FLOOR

**Roof Cover/Deck:**  
07 - SLATE

**Floor Finish:**  
11 - CARPET COMBINATION

**Paint/Decor:**  
04 - ABOVE AVERAGE

**Electrical:**  
03 - AVERAGE

**Structural Frame:**  
00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,189

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	GFD - DETACHED GARAGE FINISHED	24X24	576
1	GUD - DETACHED GARAGE UNFINISHED	21X41	861
1	RGH - RESIDENTIAL GREENHOUSE	18X52	936
1	UTB - UTILITY BUILDING	10X20	200
1	UTB - UTILITY BUILDING	10X29	290
1	APR - APRON	17X52	884
2	POL - SWIMMING POOL	20X40	800
2	BTH - BATH HOUSE	18X18	324
2	APR - APRON	5X92	460
2	PTO - PATIO	9X31	279
2	PTO - PATIO	8X29	232

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/30/2021	\$1,200,000	22T	500	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
3/17/2008	\$0	18E	375		-	-
1/6/1994	\$850,000	12Q	240	I - IMPROVED	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
6/6/1989	\$850,000	11E	443	I - IMPROVED	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
8/12/1987	\$0	10Q	685		-	-
5/27/1987	\$0	10-P	202		-	-
1/1/1987	\$500,000	10P	0197	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/11/1986	\$0	10P	197		-	-

Land Information

Deed Acres: 76.14		Calculated Acres: 0		Total Land Units: 76.14	
Land Code				Soil Class	Units
54 - PASTURE				A	26.64
62 - WOODLAND 2				A	14.00
46 - ROTATION				A	21.00
54 - PASTURE				G	14.00
04 - IMP SITE					0.50