

**Sevier (078)**  
**Tax Year 2026 | Reappraisal 2026**

Jan 1 Owner  
 THORNE BRIAN PATRICK &  
 KAYLA  
 24862 OLD AIRPORT RD  
 ALVINSTON ON  
 NON1AO CANADA

Current Owner

**TOP OF THE WORLD DR 2326**

Ctrl Map: 085F    Group: A    Parcel: 001.00    Pl:    SI: 099

**Value Information**

**Land Market Value:** \$100,000  
**Improvement Value:** \$624,000  
**Total Market Appraisal:** \$724,000  
**Assessment Percentage:** 40%  
**Assessment:** \$289,600

**Subdivision Data**

**Subdivision:**  
 LEGACY MOUNTAIN UNIT 1

**Plat Book:** LM6    **Plat Page:** 33    **Block:**    **Lot:** 99

**Additional Information**

**General Information**

**Class:** 08 - Commercial  
**City #:**  
**Special Service District 1:** 000  
**District:** 13  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 11 - INDIVIDUAL / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** P05  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** A-1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	HOT - HOT TUB		1
1	WDK - WOOD DECK	8X27	216

**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
06 - RES RESORT		1.00

**Residential Building #: 1**

**Improvement Type:**  
 05 - SINGLE FAMILY  
**Exterior Wall:**  
 05 - SIDING ABOVE AVG  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 2 - ABOVE AVERAGE  
**Square Feet of Living Area:**  
 2111  
**Foundation:**  
 04 - SPECIAL FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 04 - ABOVE AVG  
**Interior Finish:**  
 13 - PANELING CUSTOM  
**Bath Tiles:**  
 01 - FLOOR ONLY  
**Shape:**  
 02 - L-SHAPED

**Building Sketch**



**Stories:**  
 2.00  
**Actual Year Built:**  
 2007  
**Plumbing Fixtures:**  
 8  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 03 - COMPOSITION SHINGLE  
**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	918
BSF - BASE SEMI FINISHED	918
OPF - OPEN PORCH FINISHED	48
OPF - OPEN PORCH FINISHED	216
USL - UPPER STORY LOW	918

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
10/4/2019	\$436,500	5406	529	I - IMPROVED	AA - ADJUSTED SALE	A - ACCEPTED
6/30/2015	\$270,000	4531	765	I - IMPROVED	AA - ADJUSTED SALE	A - ACCEPTED
10/8/2009	\$250,000	3435	132	I - IMPROVED	WD - WARRANTY DEED	I - FINANCIAL INSTITUTION
9/4/2009	\$0	3412	598		-	-
2/2/2006	\$150,000	2458	770	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
11/13/2003	\$0	1836	246		-	-