

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

Jan 1 Owner  
 WEARS VALLEY RANCH INC  
 100 ONE FINE PLACE  
 SEVIERVILLE TN 37862

Current Owner

**LINE SPRINGS RD**

Ctrl Map: 134    Group:    Parcel: 077.02    Pl:    SI: 001

**Value Information**

**Land Market Value:** \$489,900  
**Improvement Value:** \$88,700  
**Total Market Appraisal:** \$578,600  
**Assessment Percentage:** 25%  
**Assessment:** \$144,650

**Additional Information**

WEARS VALLEY RANCH 66.5 AC  
 ON 000 CARD

**General Information**

**Class:** 10 - Farm  
**City #:**  
**Special Service District 1:** 000  
**District:** 06  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 11 - INDIVIDUAL / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** I01  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** A-1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	OSH - OPEN SHED	17X40	680
1	WDK - WOOD DECK	8X12	90

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
11/16/2001	\$0	1329	589		-	-
6/17/1991	\$180,000	460	477	I - IMPROVED	WD - WARRANTY DEED	H - BUSINESS/CORPORATE SALE

**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:**  
 2 - WALL/FLOOR FURNACE  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 924  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Stories:**  
 1.00  
**Actual Year Built:**  
 1970  
**Plumbing Fixtures:**  
 3  
**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	924

**Land Information**

**Deed Acres:** 100

**Calculated Acres:** 26.5

**Total Land Units:** 26.5

Land Code	Soil Class	Units
04 - IMP SITE		0.50
46 - ROTATION	P	20.00
54 - PASTURE	A	6.00