

**Sumner (083)**  
**Tax Year 2026 | Reappraisal 2024**

Jan 1 Owner  
 USCMF SN TENNESSEE A LLC  
 8390 E VIA DE VENTURA F 110 303  
 SCOTTSDALE AZ 85258

Current Owner

**COMMUNITY COURT 645**

Ctrl Map: 114L    Group: A    Parcel: 005.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$75,000  
**Improvement Value:** \$326,300  
**Total Market Appraisal:** \$401,300  
**Assessment Percentage:** 40%  
**Assessment:** \$160,520

**Subdivision Data**

**Subdivision:**  
 TWIN EAGLES PH 1 SEC  
**Plat Book:** 21    **Plat Page:** 338    **Block:**    **Lot:** 5

**Additional Information**

PLAT: 21 PAGE: 338 BLOCK: LOT: 5 SUBD: TWIN EAGLES PH 1 SEC 1

**General Information**

**Class:** 08 - Commercial    **City:** GALLATIN  
**City #:** 278    **Special Service District 2:**  
**Special Service District 1:**    **Neighborhood:** G08  
**District:** 09    **Number of Mobile Homes:**  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC    **Zoning:**  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

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

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 11 - COMMON BRICK  
**Heat and AC:**  
 8 - HEAT AND COOLING PKG  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1874  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**

**Building Sketch**



**Stories:**

2.00

**Actual Year Built:**

2005

**Plumbing Fixtures:**

6

**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 Areas**

Areas	Square Feet
BAS - BASE	1,557
GRF - GARAGE FINISHED	529
USH - UPPER STORY HIGH	529
SPF - SCREEN PORCH FINISHED	144
OPF - OPEN PORCH FINISHED	30

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	DRW - DRIVEWAY	17.5	700
1	SLB - SLAB	17.5	128
1	FPL - FIREPLACE	17.5	1

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
8/30/2021	\$357,500	5702	699	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/31/2005	\$167,900	2225	290	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/20/2004	\$0	2076	444	V - VACANT	-	-