

Sumner (083)	Jan 1 Owner	Current Owner	CORUM HILL ROAD 245			
Tax Year 2026   Reappraisal 2024	BASTIN MELINA N		Ctrl Map:	Group:	Parcel:	PI:
	BASTIN ROBERT		129		008.02	SI:
	245 CORUM HILL RD					000
	CASTALIAN SPRINGS TN 37031					

Value Information

Land Market Value:	\$261,300	Land Use Value:	\$73,000
Improvement Value:	\$351,800	Improvement Value:	\$351,800
Total Market Appraisal:	\$613,100	Total Use Appraisal:	\$424,800
		Assessment Percentage:	25%
		Assessment:	\$106,200

Additional Information

GB #8482 FOR 2023

General Information

Class: 11 - Agricultural	City:
City #:	Special Service District 2:
Special Service District 1:	Neighborhood: C01
District: 01	Number of Mobile Homes:
Number of Buildings: 1	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer:	Zoning:
Utilities - Gas/Gas Type: 00 - NONE	

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	FPL - FIREPLACE	52.5	1
1	DRW - DRIVEWAY	52.5	2,800

Sale Information

Long Sale Information list on subsequent pages

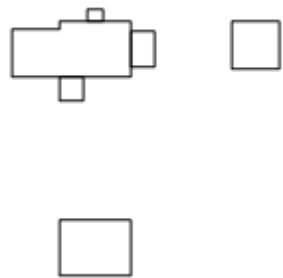
Land Information

Deed Acres: 0	Calculated Acres: 15.4	Total Land Units: 15.4
Land Code	Soil Class	Units
04 - IMP SITE		1.00
54 - PASTURE	A	14.40

Residential Building #: 1

Improvement Type:	Stories:
01 - SINGLE FAMILY	2.00
Exterior Wall:	Actual Year Built:
11 - COMMON BRICK	1977
Heat and AC:	Plumbing Fixtures:
7 - HEAT AND COOLING SPLIT	8
Quality:	Condition:
1 - AVERAGE	AV - AVERAGE
Square Feet of Living Area:	Floor System:
2592	04 - WOOD W/ SUB FLOOR
Foundation:	Roof Cover/Deck:
02 - CONTINUOUS FOOTING	03 - COMPOSITION SHINGLE
Roof Framing:	Floor Finish:
02 - GABLE/HIP	11 - CARPET COMBINATION
Cabinet/Millwork:	Paint/Decor:
03 - AVERAGE	03 - AVERAGE
Interior Finish:	Electrical:
10 - PANEL-PLAST-DRYWALL	03 - AVERAGE
Bath Tiles:	Structural Frame:
00 - NONE	00 - NONE
Shape:	

Building Sketch



Building Areas

Areas	Square Feet
BAS - BASE	1,584
USF - UPPER STORY FINISHED	1,008
BMU - BASEMENT UNFINISHED	576
EPF - ENCLOSED PORCH FINISHED	216
OPF - OPEN PORCH FINISHED	144
OPF - OPEN PORCH FINISHED	48

Sale Information						
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
5/20/2022	\$700,000	5950	347	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/5/2013	\$6,000	3877	740	I - IMPROVED	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
11/5/2013	\$260,000	3877	738	I - IMPROVED	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
4/4/2000	\$0	1098	264	V - VACANT	-	-
4/4/2000	\$0	1098	261	V - VACANT	-	-
5/15/1996	\$185,000	593	425	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/2/1976	\$0	373	229	V - VACANT	-	-