

Sumner (083)
Tax Year 2026 | Reappraisal 2024

Jan 1 Owner
 ROSALES MARICELA VILLALPANDO &
 ANDREW REYNA VILLALPANDO
 525 CORUM HILL RD
 CASTALIAN SPRINGS TN 37031

Current Owner

CORUM HILL ROAD 525
 Ctrl Map: 129 Group: Parcel: 088.00 Pl: SI: 000

Value Information

Land Market Value: \$47,500
Improvement Value: \$126,000
Total Market Appraisal: \$173,500
Assessment Percentage: 25%
Assessment: \$43,375

Subdivision Data

Subdivision:
 ROGER WHITAKER PROPE
Plat Book: 12 **Plat Page:** 261 **Block:** **Lot:** 8

Additional Information

PLAT: 12 PAGE: 261 BLOCK: LOT: 8 SUBD: ROGER WHITAKER PROPERTY

General Information

Class: 00 - Residential **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

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 |
|---------------|------------|-------|
| 04 - IMP SITE | | 1.00 |

Residential Building #: 1

Improvement Type:
 03 - SPECIAL_RES
Exterior Wall:
 04 - SIDING AVERAGE
Heat and AC:
 8 - HEAT AND COOLING PKG
Quality:
 1 - AVERAGE
Square Feet of Living Area:
 1568
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 03 - AVERAGE
Interior Finish:
 10 - PANEL-PLAST-DRYWALL
Bath Tiles:
 00 - NONE
Shape:

Building Sketch



Stories:

1.00
Actual Year Built:
 1989
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 | 1,568 |

Outbuildings & Yard Items

| Building # | Type | Description | Area/Units |
|------------|-----------------|-------------|------------|
| 1 | WDK - WOOD DECK | 90 | 48 |
| 1 | WDK - WOOD DECK | 90 | 16 |
| 1 | WDK - WOOD DECK | 90 | 160 |

Sale Information

| Sale Date | Price | Book | Page | Vacant/Improved | Type Instrument | Qualification |
|------------|-----------|------|------|-----------------|----------------------------|-------------------------|
| 7/3/2025 | \$262,500 | 6632 | 446 | I - IMPROVED | WD - WARRANTY DEED | A - ACCEPTED |
| 6/13/2025 | \$0 | 6617 | 162 | I - IMPROVED | SC - SCRIVENER'S AFFIDAVIT | - |
| 2/27/2025 | \$135,000 | 6547 | 176 | I - IMPROVED | WD - WARRANTY DEED | A - ACCEPTED |
| 2/27/2025 | \$100,000 | 6545 | 652 | I - IMPROVED | WD - WARRANTY DEED | A - ACCEPTED |
| 11/15/1991 | \$58,293 | 220 | 245 | I - IMPROVED | WD - WARRANTY DEED | M - PHYSICAL DIFFERENCE |
| 11/11/1991 | \$0 | 220 | 242 | V - VACANT | - | - |
| 6/29/1989 | \$58,150 | 88 | 136 | I - IMPROVED | WD - WARRANTY DEED | A - ACCEPTED |
| 6/28/1989 | \$0 | 88 | 135 | V - VACANT | - | - |
| 3/24/1989 | \$0 | 74 | 761 | V - VACANT | - | - |
| 3/7/1989 | \$0 | 70 | 294 | V - VACANT | - | - |
| 8/16/1988 | \$0 | 40 | 79 | V - VACANT | - | - |