

Sumner (083)
Tax Year 2026 | Reappraisal 2024

Jan 1 Owner
 SFR XII NASHVILLE OWNER 1 LP
 PO BOX 4900
 SCOTTSDALE AZ 85261

Current Owner

MALLARD DRIVE 120

Ctrl Map: 1600 Group: B Parcel: 017.00 Pl: SI: 000

Value Information

Land Market Value: \$175,000
Improvement Value: \$259,700
Total Market Appraisal: \$434,700
Assessment Percentage: 40%
Assessment: \$173,880

Subdivision Data

Subdivision:
 FOREST RETREAT
Plat Book: 0002 **Plat Page:** E **Block:** **Lot:** 0022

Additional Information

PLAT: 0002 PAGE: 0025 BLOCK: E LOT: 0022 SUBD: FOREST RETREAT

General Information

Class: 08 - Commercial **City:** HENDERSONVILLE
City #: 327 **Special Service District 2:**
Special Service District 1: **Neighborhood:** H05
District: 05 **Number of Mobile Homes:**
Number of Buildings: 1 **Utilities - Electricity:** 01 - PUBLIC
Utilities - Water/Sewer: **Zoning:**
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL
 GAS

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:
 7 - HEAT AND COOLING SPLIT
Quality:
 1 - AVERAGE
Square Feet of Living Area:
 1250
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:

1974

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	1,250
BMF - BASEMENT FINISHED	1,250
GRU - GARAGE UNFINISHED	552
OPF - OPEN PORCH FINISHED	140

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	FPL - FIREPLACE	55	1
1	WDK - WOOD DECK	90	224
1	CUD - DETACHED CARPORT UNFINISHED	42	576
1	SLB - SLAB	5	336
1	DRW - DRIVEWAY	5	2,660

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
9/22/2021	\$405,000	5725	76	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/1/2021	\$396,700	5653	79	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/22/2017	\$280,000	4476	323	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/2/2017	\$280,000	4476	323	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/17/2015	\$91,000	4151	743	I - IMPROVED	WD - WARRANTY DEED	-
1/28/2015	\$90,446	4060	752	I - IMPROVED	TR - TRUSTEE'S DEED	-
10/18/1991	\$0	223	223	V - VACANT	-	-
3/22/1988	\$74,000	10	898	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/14/1987	\$72,078	547	426	I - IMPROVED	-	-
6/24/1983	\$0	470	705	V - VACANT	-	-