

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

Jan 1 Owner  
 USCMF SN TENNESSEE A LLC  
 PO BOX 4900  
 SCOTTSDALE AZ 85261

Current Owner

**CANDLE WOOD DRIVE 135**

Ctrl Map: 170E    Group: J    Parcel: 028.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$175,000  
**Improvement Value:** \$299,300  
**Total Market Appraisal:** \$474,300  
**Assessment Percentage:** 40%  
**Assessment:** \$189,720

**Subdivision Data**

**Subdivision:**  
 CANDLE WOODS SEC 8  
**Plat Book:**                      **Plat Page:**                      **Block:**                      **Lot:**  
 16                                      12                                                                           116

**Additional Information**

PLAT: 16 PAGE: 12 BLOCK: LOT: 116 SUBD: CANDLE WOOD SEC 8

**General Information**

**Class:** 08 - Commercial                      **City:** HENDERSONVILLE  
**City #:** 327                      **Special Service District 2:**  
**Special Service District 1:**                      **Neighborhood:** H61  
**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**

Building #	Type	Description	Area/Units
1	FPL - FIREPLACE	27.5	1
1	DRW - DRIVEWAY	27.5	1,620

**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:**  
 1777  
**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:**  
 1997

**Plumbing Fixtures:**

7  
**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	1,417
GRF - GARAGE FINISHED	600
USH - UPPER STORY HIGH	600
SPU - SCREEN PORCH UNFINISHED	247
OPF - OPEN PORCH FINISHED	12

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
8/22/2022	\$429,000	6016	822	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/13/1996	\$134,950	653	128	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/23/1996	\$0	612	723	V - VACANT	-	-
7/8/1977	\$0	382	649	V - VACANT	-	-