

Warren (089)	Jan 1 Owner	Current Owner	DURHAM ST 246				
Tax Year 2026   Reappraisal 2025	TORRENCE TERRY ETUX		Ctrl Map:	Group:	Parcel:	PI:	SI:
	SUMMER TORRENCE		068E	F	032.00		000
	246 DURHAM ST						
	MCMINNVILLE TN 37110						

Value Information

Land Market Value:	\$30,000
Improvement Value:	\$405,100
Total Market Appraisal:	\$435,100
Assessment Percentage:	25%
Assessment:	\$108,775

Subdivision Data

Subdivision:			
LARRY MICHAEL HALE DIVISION PLAT			
Plat Book:	Plat Page:	Block:	Lot:
E	112		3

Additional Information

General Information

Class: 00 - Residential	City: MCMINNVILLE
City #: 452	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: M01
District: 01	Number of Mobile Homes: 0
Number of Buildings: 1	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC	Zoning: C-2
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

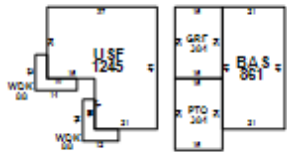
Land Information

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

Residential Building #: 1

Improvement Type:	Stories:
01 - SINGLE FAMILY	2.00
Exterior Wall:	Actual Year Built:
11 - COMMON BRICK	2021
Heat and AC:	Plumbing Fixtures:
7 - HEAT AND COOLING SPLIT	8
Quality:	Condition:
1+ - AVERAGE +	GD - GOOD
Square Feet of Living Area:	Floor System:
2106	01 - SLAB ON GRADE
Foundation:	Roof Cover/Deck:
03 - SPREAD FOOTING	10 - BUILT-UP COMPOSITION
Roof Framing:	Floor Finish:
00 - FLAT	09 - HARDWOOD/PARQUE
Cabinet/Millwork:	Paint/Decor:
04 - ABOVE AVG	04 - ABOVE AVERAGE
Interior Finish:	Electrical:
07 - DRYWALL	04 - ABOVE AVG
Bath Tiles:	Structural Frame:
02 - 1/2 WALL	00 - NONE
Shape:	
02 - L-SHAPED	

Building Sketch



Building Areas

Areas	Square Feet
BAS - BASE	861
GRF - GARAGE FINISHED	384
USF - UPPER STORY FINISHED	1,245

Outbuildings & Yard Items

Building #	Type	Description		Area/Units
1	PTO - PATIO	16X24		384
1	WDK - WOOD DECK	IRR		88
1	WDK - WOOD DECK	IRR		88
1	DRW - DRIVEWAY	CONC		1

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
6/2/2025	\$440,000	681	172	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/8/2008	\$0	222	66		-	-
8/18/1993	\$500	275	469	V - VACANT	WD - WARRANTY DEED	E - PARTIAL INTEREST
10/3/1991	\$10	267	616	V - VACANT	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
5/3/1989	\$1,500	257	289	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED