

**Warren (089)**  
**Tax Year 2026 | Reappraisal 2025**

Jan 1 Owner  
 YOUNG JAMES T ETUX  
 OLIVIA D YOUNG  
 2223 VIOLA RD  
 MCMINNVILLE TN 37110

Current Owner  
 YOUNG JAMES TRAVIS ETUX CO-TRUSTEES  
 OLIVIA YOUNG  
 2223 VIOLA RD  
 MCMINNVILLE TN 37110

**GEORGE HUGGINS DR 213**  
 Ctrl Map: 068F    Group: G    Parcel: 017.07    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$55,100  
**Improvement Value:** \$11,200  
**Total Market Appraisal:** \$66,300  
**Assessment Percentage:** 25%  
**Assessment:** \$16,575

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 452  
**Special Service District 1:** 000  
**District:** 01  
**Number of Buildings:** 0  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL  
 GAS

**City:** MCMINNVILLE  
**Special Service District 2:** 000  
**Neighborhood:** M01  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** R-2

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	UTB - UTILITY BUILDING		196
1	PUO - OPEN PORCH UNFINISHED		84

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 1.6      **Calculated Acres:** 0      **Total Land Units:** 1.6

Land Code	Soil Class	Units
02 - RES WAT		1.60

**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>
2/18/2026	\$0	710	624		QC - QUITCLAIM DEED	-
3/29/2022	\$25,850	571	687	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
10/22/2008	\$15,000	227	278	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
8/11/2000	\$0	313	28		-	-
8/10/2000	\$0	313	25		-	-