

Warren (089)	Jan 1 Owner	Current Owner	S RIVERSIDE DR 361			
Tax Year 2026 Reappraisal 2025	PENNINGTON CHRISTIAN ETUX		Ctrl Map:	Group:	Parcel:	PI:
	MEGAN PENNINGTON		069H	C	002.00	SI:
	361 S RIVERSIDE DR					000
	MCMINNVILLE TN 37110					

Value Information

Land Market Value:	\$25,900
Improvement Value:	\$138,500
Total Market Appraisal:	\$164,400
Assessment Percentage:	25%
Assessment:	\$41,100

Subdivision Data**Subdivision:**

EASTSIDE HGTS

Plat Book:	Plat Page:	Block:	Lot:
6	36	5	99-102

Additional Information**General Information****Class:** 00 - Residential**City:****City #:****Special Service District 2:** 000**Special Service District 1:** 000**Neighborhood:** N19**District:** 01**Number of Mobile Homes:** 0**Number of Buildings:** 1**Utilities - Electricity:** 01 - PUBLIC**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC**Zoning:****Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL
GAS**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	8X8	64
1	CUD - DETACHED CARPORT UNFINISHED	PRE-FAB	1

Sale Information

Long Sale Information list on subsequent pages

Land Information**Deed Acres:** 0 **Calculated Acres:** 1.3 **Total Land Units:** 1.3

Land Code	Soil Class	Units
02 - RES WAT		1.30

Residential Building #: 1**Improvement Type:**

01 - SINGLE FAMILY

Exterior Wall:

04 - SIDING AVERAGE

Heat and AC:

8 - HEAT AND COOLING PKG

Quality:

1 - AVERAGE

Square Feet of Living Area:

904

Foundation:

02 - CONTINUOUS FOOTING

Roof Framing:

02 - GABLE/HIP

Cabinet/Millwork:

03 - AVERAGE

Interior Finish:

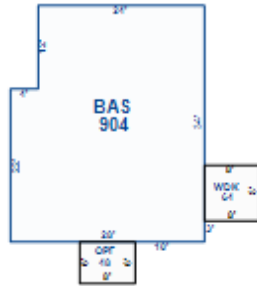
07 - DRYWALL

Bath Tiles:

00 - NONE

Shape:

01 - RECTANGLE

Building Sketch**Stories:**

1.00

Actual Year Built:

1958

Plumbing Fixtures:

3

Condition:

AV - AVERAGE

Floor System:

04 - WOOD W/ SUB FLOOR

Roof Cover/Deck:

13 - PREFIN METAL CRIMPED

Floor Finish:

09 - HARDWOOD/PARQUE

Paint/Decor:

03 - AVERAGE

Electrical:

03 - AVERAGE

Structural Frame:

00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	904
OPF - OPEN PORCH FINISHED	48

Sale Information						
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
2/17/2022	\$155,000	566	92	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/11/2017	\$8,000	424	813	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
10/10/2014	\$0	350	574		ED - EXECUTOR/EXECUTRIX DEED	-
1/1/1900	\$0	193	211		-	-