

LOCATION

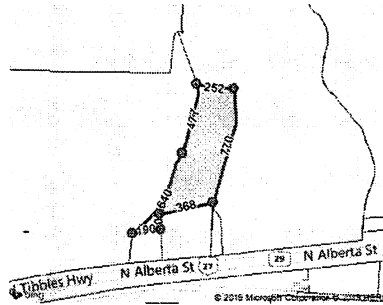
Property Address Highway 27
TN
Subdivision
County Scott County, TN

PROPERTY SUMMARY

Property Type Residential
Land Use Household Units
Improvement Type
Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 030 004.07
Special Int 000
Alternate Parcel ID
Land Map 030
District/Ward 04
2010 Census Trct/Blk 97503
Assessor Roll Year 2018



CURRENT OWNER

Name CI45 Mw Reo 1 LLC
Mailing Address 3144 Winton Rd
Rochester, NY 14623

SALES HISTORY THROUGH 10/22/2019

| Date | Amount | Buyer/Owners | Seller | Instrument | No. Parcels | Book/Page Or Document# |
|-----------|-------------|--------------------|--------|---------------------------|-------------|------------------------|
| 4/25/2019 | \$1,650,000 | CI45 Mw Reo 1 LLC | | Substitute Trustee's Deed | 10 | 5/193 19001110 |
| 6/29/2009 | | Log Investors Inc | | | 8 | 269/504 |
| 5/28/2009 | | Suntrust Bank | | | 8 | 269/174 |
| 7/28/2005 | \$81,325 | Bama Log Homes LLC | | Warranty Deed | 6 | 252/26 |
| 1/24/1996 | \$23,950 | Bama And Company | | Warranty Deed | 2 | 210/41 |

TAX ASSESSMENT

| Appraisal | Amount | Assessment | Amount | Jurisdiction | Rate |
|------------------------|----------|-----------------------|---------|--------------|--------|
| Appraisal Year | 2018 | Assessment Year | 2018 | Oneida | 1.03 |
| Appraised Land | \$10,000 | Assessed Land | | Scott | 2.4639 |
| Appraised Improvements | | Assessed Improvements | | | |
| Total Tax Appraisal | \$10,000 | Total Assessment | \$2,500 | | |
| | | Exempt Amount | | | |
| | | Exempt Reason | | | |

TAXES

| Tax Year | City Taxes | County Taxes | SSD Taxes | Total Taxes |
|----------|------------|--------------|-----------|-------------|
| 2018 | \$25.75 | \$61.60 | \$0 | \$87.35 |
| 2017 | \$25.75 | \$61.60 | \$0 | \$87.35 |
| 2016 | \$25.75 | \$59.35 | \$0 | \$85.10 |
| 2015 | \$25.75 | \$59.35 | \$0 | \$85.10 |
| 2014 | \$25.75 | \$56.35 | \$0 | \$82.10 |
| 2012 | \$25.00 | \$55.50 | \$0 | \$80.50 |

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

| Land Use | Household Units | Lot Dimensions |
|--------------------|-------------------------|-----------------|
| Block/Lot | | Lot Square Feet |
| Latitude/Longitude | 36.539420°/ -84.474782° | Acres |
| | | 121,532 |
| | | 2.79 |

PROPERTY CHARACTERISTICS: UTILITIES/AREA

| Gas Source | Electric Source | Water Source | Sewer Source | Zoning Code | Owner Type | Road Type | Topography | District Trend | Special School District 1 | Special School District 2 |
|------------|-----------------|--------------|--------------|-------------|------------|-----------|------------|----------------|---------------------------|---------------------------|
| | Public | Individual | Individual | | | Gravel | Rolling | Stable | | |

LEGAL DESCRIPTION

| Subdivision | Block/Lot | Description | Plat Book/Page | District/Ward |
|-------------|-----------|--------------|----------------|---------------|
| | | Outside City | | 04 |

FEMA FLOOD ZONES

| Zone Code | Flood Risk | BFE | Description | FIRM Panel ID | FIRM Panel Eff. Date |
|-----------|------------|-----|--|---------------|----------------------|
| X | Minimal | | Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. | 47151C0090C | 09/28/2007 |

LOCATION

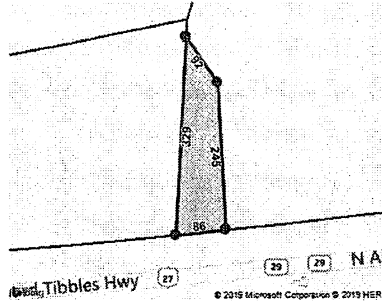
Property Address Highway 27
TN
Subdivision
County Scott County, TN

PROPERTY SUMMARY

Property Type Residential
Land Use
Improvement Type
Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 031 121.01
Special Int 000
Alternate Parcel ID
Land Map 031
District/Ward 04
2010 Census Trct/Blk 97503
Assessor Roll Year 2018



CURRENT OWNER

Name CI45 Mw Reo 1 LLC
Mailing Address 3144 Winton Rd
Rochester, NY 14623

SALES HISTORY THROUGH 10/22/2019

| Date | Amount | Buyer/Owners | Seller | Instrument | No. Parcels | Book/Page Or Document# |
|-----------|-------------|-------------------|--------|---------------------------|-------------|------------------------|
| 4/25/2019 | \$1,650,000 | CI45 Mw Reo 1 LLC | | Substitute Trustee's Deed | 10 | 5/193 19001110 |
| 3/29/2011 | \$5,900 | Log Investors Inc | | Warranty Deed | 2 | 276/454 |
| 8/3/2006 | \$2,500 | Barna Log Homes | | Warranty Deed | | 273/354 |

TAX ASSESSMENT

| Appraisal | Amount | Assessment | Amount | Jurisdiction | Rate |
|-------------------------------------|--------|---------------------------------|--------|------------------------------|--------------------|
| Appraisal Year 2018 | | Assessment Year 2018 | | Assessed Land Scott | Rate 2.4639 |
| Appraised Land \$16,800 | | Assessed Land | | Assessed Improvements | |
| Appraised Improvements | | Total Assessment \$4,200 | | Exempt Amount | |
| Total Tax Appraisal \$16,800 | | Exempt Reason | | | |

TAXES

| Tax Year | City Taxes | County Taxes | SSD Taxes | Total Taxes |
|----------|------------|--------------|-----------|-------------|
| 2018 | | \$103.48 | \$0 | \$103.48 |
| 2017 | | \$103.49 | \$0 | \$103.49 |
| 2016 | | \$99.71 | \$0 | \$99.71 |
| 2015 | | \$99.71 | \$0 | \$99.71 |
| 2014 | | \$94.67 | \$0 | \$94.67 |
| 2012 | | \$93.24 | \$0 | \$93.24 |

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

| Land Use | Lot Dimensions |
|--|-------------------------------|
| Block/Lot | Lot Square Feet 18,731 |
| Latitude/Longitude 36.537947°/-84.474404° | Acreage 0.43 |

PROPERTY CHARACTERISTICS: UTILITIES/AREA

| | |
|--|----------------------------------|
| Gas Source Public - Natural Gas | Road Type Gravel |
| Electric Source Public | Topography Rolling |
| Water Source Public | District Trend Stable |
| Sewer Source | Special School District 1 |
| Zoning Code | Special School District 2 |
| Owner Type | |

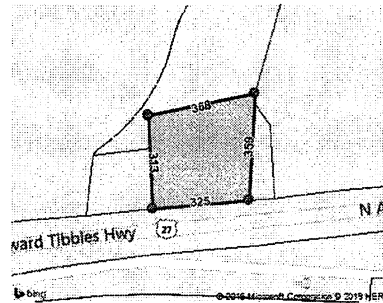
LEGAL DESCRIPTION

| | |
|--------------------|-------------------------|
| Subdivision | Plat Book/Page |
| Block/Lot | District/Ward 04 |
| Description | |

FEMA FLOOD ZONES

| Zone Code | Flood Risk | BFE | Description | FIRM Panel ID | FIRM Panel Eff. Date |
|-----------|------------|-----|--|---------------|----------------------|
| X | Minimal | | Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. | 47151C0090C | 09/28/2007 |

LOCATION
Property Address Highway 27 TN
Subdivision
County Scott County, TN
PROPERTY SUMMARY
Property Type Commercial
Land Use Household Units
Improvement Type
Square Feet
GENERAL PARCEL INFORMATION
Parcel ID/Tax ID 030 004.04
Special Int 000
Alternate Parcel ID
Land Map 030
District/Ward 04
2010 Census Trct/Blk 9750/3
Assessor Roll Year 2018



CURRENT OWNER
Name CI45 Mw Reo 1 LLC
Mailing Address 3144 Winton Rd Rochester, NY 14623

SALES HISTORY THROUGH 10/22/2019

| Date | Amount | Buyer/Owners | Seller | Instrument | No. Parcels | Book/Page Or Document# |
|-----------|-------------|--------------------|--------|---------------------------|-------------|------------------------|
| 4/25/2019 | \$1,650,000 | CI45 Mw Reo 1 LLC | | Substitute Trustee's Deed | 10 | 5/193 19001110 |
| 6/29/2009 | | Log Investors Inc | | | 8 | 269/504 |
| 5/28/2009 | | Suntrust Bank | | | 8 | 269/174 |
| 7/28/2005 | \$81,325 | Bama Log Homes LLC | | Warranty Deed | 6 | 252/26 |
| 7/31/1987 | | Bama And Danner Co | | | 2 | 179/359 |

TAX ASSESSMENT

| Appraisal | Amount | Assessment | Amount | Jurisdiction | Rate |
|------------------------|----------|-----------------------|----------|--------------|--------|
| Appraisal Year | 2018 | Assessment Year | 2018 | Oneida | 1.03 |
| Appraised Land | \$50,400 | Assessed Land | | Scott | 2.4639 |
| Appraised Improvements | \$700 | Assessed Improvements | | | |
| Total Tax Appraisal | \$51,100 | Total Assessment | \$20,440 | | |
| | | Exempt Amount | | | |
| | | Exempt Reason | | | |

TAXES

| Tax Year | City Taxes | County Taxes | SSD Taxes | Total Taxes |
|----------|------------|--------------|-----------|-------------|
| 2018 | \$210.53 | \$503.62 | \$0 | \$714.15 |
| 2017 | \$210.53 | \$503.64 | \$0 | \$714.17 |
| 2016 | \$210.12 | \$484.30 | \$0 | \$694.42 |
| 2015 | \$210.12 | \$484.30 | \$0 | \$694.42 |
| 2014 | \$210.12 | \$459.82 | \$0 | \$669.94 |
| 2012 | \$204.00 | \$452.88 | \$0 | \$656.88 |

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

| Feature | Size or Description | Year Built | Condition |
|----------------|---------------------|------------|-----------|
| Asphalt Paving | 4100 | 1995 | AVERAGE |

PROPERTY CHARACTERISTICS: LOT

| Land Use | Household Units | Lot Dimensions |
|--------------------|------------------------|-----------------|
| Block/Lot | | Lot Square Feet |
| Latitude/Longitude | 36.538000°/-84.475082° | Acreage |
| | | 98,445 |
| | | 2.26 |

PROPERTY CHARACTERISTICS: UTILITIES/AREA

| | | | |
|-----------------|------------|---------------------------|---------|
| Gas Source | | Road Type | Paved |
| Electric Source | Public | Topography | Rolling |
| Water Source | Individual | District Trend | Stable |
| Sewer Source | Individual | Special School District 1 | |
| Zoning Code | | Special School District 2 | |
| Owner Type | | | |

LEGAL DESCRIPTION

| | | | |
|-------------|--|----------------|----|
| Subdivision | | Plat Book/Page | |
| Block/Lot | | District/Ward | 04 |
| Description | | | |

FEMA FLOOD ZONES

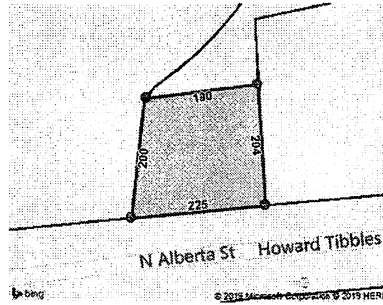
| Zone Code | Flood Risk | BFE | Description | FIRM Panel ID | FIRM Panel Eff. Date |
|-----------|------------|-----|--|---------------|----------------------|
| X | Minimal | | Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. | 47151C0090C | 09/28/2007 |

LOCATION

Property Address 22459 Alberta St
Oneida, TN 37841-3803

Subdivision

County Scott County, TN



PROPERTY SUMMARY

Property Type Commercial

Land Use Household Units

Improvement Type Rental

Square Feet 9046

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 030 004.01

Special Int 000

Alternate Parcel ID

Land Map 030

District/Ward 04

2010 Census Trct/Bik 9750/3

Assessor Roll Year 2018

CURRENT OWNER

Name CI45 Mw Reo 1 LLC

Mailing Address 3144 Winton Rd
Rochester, NY 14623

SALES HISTORY THROUGH 10/22/2019

| Date | Amount | Buyer/Owners | Seller | Instrument | No. Parcels | Book/Page Or Document# |
|-----------|-------------|------------------------|--------|---------------------------|-------------|------------------------|
| 4/25/2019 | \$1,650,000 | CI45 Mw Reo 1 LLC | | Substitute Trustee's Deed | 10 | 5/193 19001110 |
| 6/29/2009 | | Log Investors Inc | | | 8 | 269/504 |
| 5/28/2009 | | Suntrust Bank | | | 8 | 269/174 |
| 7/28/2005 | \$81,325 | Bama Log Homes LLC | | Warranty Deed | 6 | 252/26 |
| 3/19/1993 | \$150,000 | Bama And Danner Co Inc | | Warranty Deed | | 198/506 |
| 11/1/1988 | \$125,000 | | | Warranty Deed | | 183/320 |
| 12/8/1978 | | Bama James I Sr | | | | 152/329 |

TAX ASSESSMENT

| Appraisal | Amount | Assessment | Amount | Jurisdiction | Rate |
|------------------------|-----------|-----------------------|-----------|--------------|--------|
| Appraisal Year | 2018 | Assessment Year | 2018 | Oneida | 1.03 |
| Appraised Land | \$34,000 | Assessed Land | | Scott | 2.4639 |
| Appraised Improvements | \$476,800 | Assessed Improvements | | | |
| Total Tax Appraisal | \$510,800 | Total Assessment | \$204,320 | | |
| | | Exempt Amount | | | |
| | | Exempt Reason | | | |

TAXES

| Tax Year | City Taxes | County Taxes | SSD Taxes | Total Taxes |
|----------|------------|--------------|-----------|-------------|
| 2018 | \$2,104.50 | \$5,034.24 | \$0 | \$7,138.74 |
| 2017 | \$2,104.50 | \$5,034.44 | \$0 | \$7,138.94 |
| 2016 | \$2,216.15 | \$5,107.90 | \$0 | \$7,324.05 |
| 2015 | \$2,216.15 | \$5,107.90 | \$0 | \$7,324.05 |
| 2014 | \$2,216.15 | \$4,849.71 | \$0 | \$7,065.85 |
| 2012 | \$2,151.60 | \$4,776.55 | \$0 | \$6,928.15 |

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

| Building # 1 | | Condition | Average | Units |
|-------------------------------------|--------------------|------------------------------|---------|---------------------|
| Type | Rental | Effective Year | 1985 | Stories |
| Year Built | 1978 | Baths | F H | Rooms |
| BRs | | | | 2 |
| Total Sq. Ft. | 9,046 | | | |
| Building Square Feet (Living Space) | | Building Square Feet (Other) | | |
| Base 5880 | | Basement Unfinished 1040 | | |
| Upper Story Finished 1008 | | Carport Finished 525 | | |
| Upper Story Finished 2158 | | | | |
| - CONSTRUCTION | | | | |
| Quality | Above Average | Roof Framing | | Gable/hip |
| Shape | L-Shaped | Roof Cover Deck | | Composition Shingle |
| Partitions | | Cabinet Millwork | | Above Average |
| Common Wall | | Floor Finish | | Carpet Combination |
| Foundation | Continuous Footing | Interior Finish | | Panel-Plast-Drywall |
| Floor System | Wood W/ Sub Floor | Air Conditioning | | Cooling Split |
| Exterior Wall | Siding Above Avg | Heat Type | | Heat Split |
| Structural Framing | | Bathroom Tile | | |
| Fireplace | Y | Plumbing Fixtures | | 18 |
| - OTHER | | Building Data Source | | Owner |
| Occupancy | Occupied | | | |

PROPERTY CHARACTERISTICS: EXTRA FEATURES

| Feature | Size or Description | Year Built | Condition |
|----------------|---------------------|------------|-----------|
| Wood Deck | 6X96 | 1996 | AVERAGE |
| Asphalt Paving | 80X124 | 1994 | AVERAGE |

PROPERTY CHARACTERISTICS: LOT

| Land Use | Household Units | Lot Dimensions | 225.5X200 IRR |
|--------------------|------------------------|-----------------|---------------|
| Block/Lot | | Lot Square Feet | 43,124 |
| Latitude/Longitude | 36.537734°/-84.476017° | Acreage | 0.99 |

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Property Report for 22459 ALBERTA ST, cont.

| | | | |
|------------------------|----------------------|----------------------------------|------------|
| Gas Source | Public - Natural Gas | Road Type | Us Highway |
| Electric Source | Public | Topography | Rolling |
| Water Source | Individual | District Trend | Stable |
| Sewer Source | Individual | Special School District 1 | |
| Zoning Code | | Special School District 2 | |
| Owner Type | | | |

LEGAL DESCRIPTION

| | | | |
|--------------------|--|-----------------------|----|
| Subdivision | | Plat Book/Page | |
| Block/Lot | | District/Ward | 04 |
| Description | | | |

FEMA FLOOD ZONES

| Zone Code | Flood Risk | BFE | Description | FIRM Panel ID | FIRM Panel Eff. Date |
|------------------|-------------------|------------|--|----------------------|-----------------------------|
| X | Minimal | | Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. | 47151C0090C | 09/28/2007 |