

LOCATION

|                            |   |
|----------------------------|---|
| Property Address           | 1975 Chestoa Pike<br>Erwin, TN 37650-7985 |
| Subdivision                |   |
| County                     | Unicoi County, TN                         |
| PROPERTY SUMMARY           |   |
| Property Type              | Commercial                                |
| Land Use                   | Business Services                         |
| Improvement Type           | Sales                                     |
| Square Feet                | 2289                                      |
| GENERAL PARCEL INFORMATION |   |
| Parcel ID/Tax ID           | 039 007.00                                |
| Special Int                | 000                                       |
| Alternate Parcel ID        |   |
| Land Map                   | 039                                       |
| District/Ward              | 02  |
| 2010 Census Trct/Bik       | 802/3                                     |
| Assessor Roll Year         | 2019                                      |



CURRENT OWNER

|                 |   |
|-----------------|---|
| Name            | Carey Kim                                 |
| Mailing Address | 1975 Chestoa Pike<br>Erwin, TN 37650-7985 |

SALES HISTORY THROUGH 10/09/2020

| Date      | Amount | Buyer/Owners             | Seller | Instrument | No. Parcels | Book/Page Or Document# |
|-----------|--------|--------------------------|--------|------------|-------------|------------------------|
| 9/20/1996 |        | Carey Kim                |        |            |             | 180/75                 |
| 1/1/1985  |        | Carey Mark Lane Etux Kim |        |            |             | 148/693                |
| 5/28/1976 |        |                          |        |            | 4           | 126/241                |

TAX ASSESSMENT

| Appraisal              | Amount    | Assessment            | Amount   |
|------------------------|-----------|-----------------------|----------|
| Appraisal Year         | 2019      | Assessment Year       | 2019     |
| Appraised Land         | \$27,600  | Assessed Land         |          |
| Appraised Improvements | \$121,200 | Assessed Improvements |          |
| Total Tax Appraisal    | \$148,800 | Total Assessment      | \$59,520 |
|                        |           | Exempt Amount         |          |
|                        |           | Exempt Reason         |          |

TAXES

| Tax Year | City Taxes | County Taxes | Total Taxes |
|----------|------------|--------------|-------------|
| 2019     |            | \$1,597.40   | \$1,597.40  |
| 2018     |            | \$1,597.40   | \$1,597.40  |
| 2017     |            | \$1,683.28   | \$1,683.28  |
| 2016     |            | \$1,349.41   | \$1,349.41  |
| 2015     |            | \$1,349.41   | \$1,349.41  |
| 2014     |            | \$1,349.41   | \$1,349.41  |
| 2013     |            | \$1,349.41   | \$1,349.41  |

PROPERTY CHARACTERISTICS: BUILDING

|                                     |       |                              |         |
|-------------------------------------|-------|------------------------------|---------|
| Building # 1                        |       |                              |         |
| Type                                | Sales | Condition                    | Average |
| Year Built                          | 1988  | Effective Year               | 1988    |
| BRs                                 |       | Baths                        | F H     |
| Total Sq. Ft.                       | 2,289 |                              |         |
| Building Square Feet (Living Space) |       | Building Square Feet (Other) |         |
|                                     |       | Sales 2289                   |         |

- CONSTRUCTION

|                    |                    |                   |                     |
|--------------------|--------------------|-------------------|---------------------|
| Quality            | Average +          | Roof Framing      | Gable/Hip           |
| Shape              | Rectangular Design | Roof Cover Deck   | Composition Shingle |
| Partitions         |                    | Cabinet Millwork  | Average             |
| Common Wall        |                    | Floor Finish      | Carpet Combination  |
| Foundation         | Continuous Footing | Interior Finish   | Drywall             |
| Floor System       | Wood W/ Sub Floor  | Air Conditioning  | Cooling Package     |
| Exterior Wall      | Common Brick       | Heat Type         | Heat Pakage         |
| Structural Framing |                    | Bathroom Tile     |                     |
| Fireplace          |                    | Plumbing Fixtures | 4                   |

- OTHER

|           |        |                      |            |
|-----------|--------|----------------------|------------|
| Occupancy | Vacant | Building Data Source | Inspection |
|-----------|--------|----------------------|------------|

PROPERTY CHARACTERISTICS: EXTRA FEATURES

| Feature        | Size or Description | Year Built | Condition |
|----------------|---------------------|------------|-----------|
| Wood Deck      | 8X8                 | 1996       | AVERAGE   |
| Asphalt Paving | 50X68               | 1996       | AVERAGE   |

PROPERTY CHARACTERISTICS: LOT

|                    |                        |                 |         |
|--------------------|------------------------|-----------------|---------|
| Land Use           | Business Services      | Lot Dimensions  | 275X100 |
| Block/Lot          |                        | Lot Square Feet | 27,443  |
| Latitude/Longitude | 36.114650°/-82.441359° | Acreage         | 0.63    |

PROPERTY CHARACTERISTICS: UTILITIES/AREA

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

LEGAL DESCRIPTION

|                    |                    |                       |    |
|--------------------|--------------------|-----------------------|----|
| <b>Subdivision</b> |                    | <b>Plat Book/Page</b> |    |
| <b>Block/Lot</b>   |                    | <b>District/Ward</b>  | 02 |
| <b>Description</b> | Carey's Hair Salon |                       |    |

FEMA FLOOD ZONES

| <b>Zone Code</b> | <b>Flood Risk</b> | <b>BFE</b> | <b>Description</b>   | <b>FIRM Panel ID</b> | <b>FIRM Panel Eff. Date</b> |
|------------------|-------------------|------------|--|----------------------|-----------------------------|
| X                | Minimal           |            | Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. | 47171C0152C          | 09/03/2008                  |