

Tuesday, January 03, 2023

#### LOCATION

**Property Address** 7391 Crow Cut Rd  
Fairview, TN 37062-9147

#### Subdivision

**County** Williamson County, TN

#### PROPERTY SUMMARY

**Property Type** Agricultural

**Land Use** Agricultural

**Improvement Type** Single Family

**Square Feet** 2382

#### GENERAL PARCEL INFORMATION

**Parcel ID/Tax ID** 046 016.03 000

**Special Int** 000

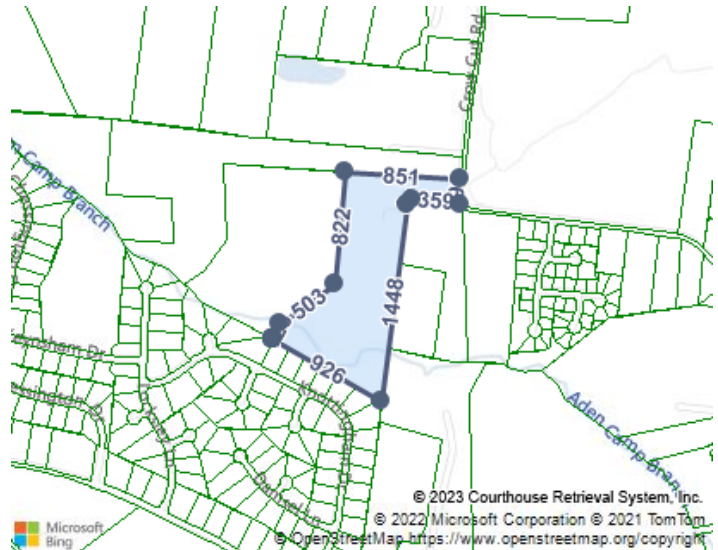
#### Alternate Parcel ID

**Land Map** 046

**District/Ward** Fairview

**2020 Census Trct/Blk** 505.03/2

**Assessor Roll Year** 2022



#### CURRENT OWNER

**Name** Lankford Carla

**Mailing Address** 7391 Crow Cut Rd  
Fairview, TN 37062-9147

#### SCHOOL ZONE INFORMATION

**Fairview Elementary School** 1.0 mi

Elementary: Pre K to 5 Distance

**Fairview Middle School** 1.2 mi

Middle: 6 to 8 Distance

**Fairview High School** 1.2 mi

High: 9 to 12 Distance

#### SALES HISTORY THROUGH 12/27/2022

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
3/28/1996	\$16,500	Lankford Carla	Lankford Carla	Partition		1383/639
1/11/1995	\$16,500	Lankford Carla	Bethshears Emma Lankford	Partition		1259/513
1/24/1994	\$16,500	Bethshears Emma Lankford	Lankford Carla	Partition		1159/279
5/4/1993	\$16,500	Lankford Carla	Bethshears Emma Lankford	Partition		1072/342
7/9/1992		Bethshears Emma Lankford	Lankford Carla			993/999

#### TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2021	Assessment Year	2021	Fairview	0.8765
Appraised Land	\$69,600	Assessed Land	\$17,400	Williamson	1.88
Appraised Improvements	\$309,800	Assessed Improvements	\$77,450		
Total Tax Appraisal	\$379,400	Total Assessment	\$94,850		
Appraised Land Market	\$345,100	Exempt Amount			
Total Appraised Market	\$654,900	Exempt Reason			

## TAXES

Tax Year	City Taxes	County Taxes	SSD Taxes	Total Taxes
2021	\$831.36	\$1,783.18	\$0	\$2,614.54
2020	\$607.20	\$1,537.91	\$0	\$2,145.10
2019	\$607.20	\$1,537.91	\$0	\$2,145.10
2018	\$607.20	\$1,489.41	\$0	\$2,096.61
2017	\$607.20	\$1,454.78	\$0	\$2,061.97
2016	\$593.39	\$1,421.70	\$0	\$2,015.09
2015	\$592.75	\$1,339.62	\$0	\$1,932.37
2014	\$376.40	\$1,339.62	\$0	\$1,716.01
2013	\$376.40	\$1,339.62	\$0	\$1,716.01

## MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
02/23/2013	\$156,000	Lankford Carla Anderson Michael	Fifth Third Bank	5862/651 13011971
02/05/2011	\$170,250	Lankford Carla	Fifth Third Bank	5265/645 11005879
03/09/2007	\$176,000	Lankford Carla G	Pinnacle Bank	4209/68 07012012
02/10/2005	\$90,000	Lankford Carla	American Equity	3479/677 05006679
06/02/2003	\$73,000	Lankford Carla Gray	Franklin Financial Mortgage	2862/105 550539
11/30/1995	\$132,220	Lankford Carla Bethshears J W & Emma G	Nationsbank	1350/646

## PROPERTY CHARACTERISTICS: BUILDING

## Building # 1

Type	Single Family	Condition	Average	Units
Year Built	1956	Effective Year	1989	Stories 1
BRs		Baths	F H	Rooms

Total Sq. Ft. 2,382

Building Square Feet (Living Space)

Building Square Feet (Other)

## - CONSTRUCTION

Quality	Roof Framing
Shape	Roof Cover Deck Asphalt Shingles
Partitions	Cabinet Millwork
Common Wall	Floor Finish
Foundation Full Crawl Space	Interior Finish
Floor System	Air Conditioning Central
Exterior Wall	Heat Type Central
Structural Framing	Bathroom Tile
Fireplace Y	Plumbing Fixtures 3

## - OTHER

Occupancy	Building Data Source
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## PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
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Stable	1800	2003	AVERAGE
Misc	200	1985	AVERAGE
Type 3 One Side Open	1404	1966	AVERAGE
Driveway	1	2005	AVERAGE
Lean-To	600	2016	AVERAGE
Lean-To	600	2016	AVERAGE

## PROPERTY CHARACTERISTICS: LOT

<b>Land Use</b>	Agricultural	<b>Lot Dimensions</b>	
<b>Block/Lot</b>		<b>Lot Square Feet</b>	883,393
<b>Latitude/Longitude</b>	35.960957°/-87.154254°	<b>Acreage</b>	20.28

Type	Land Use	Units	Tax Assessor Value
Tillable Land		1.00	\$42,700
		19.28	\$302,400

## PROPERTY CHARACTERISTICS: UTILITIES/AREA

<b>Gas Source</b>	<b>Road Type</b>
<b>Electric Source</b>	<b>Topography</b>
<b>Water Source</b>	<b>District Trend</b>
<b>Sewer Source</b>	<b>Special School District 1</b>
<b>Zoning Code</b>	<b>Special School District 2</b>
<b>Owner Type</b>	

## LEGAL DESCRIPTION

<b>Subdivision</b>	<b>Plat Book/Page</b>
<b>Block/Lot</b>	<b>District/Ward</b> Fairview
<b>Description</b>	

## 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.	47187C0135F	09/29/2006
AE	High		Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	47187C0135F	09/29/2006