

Friday, October 26, 2018

240 Suncrest St, Johnson City, TN 37615-8413  
Washington County, TN parcel# 012P A 014.00

## Property Report

### Location

<b>Property Address</b>	240 Suncrest St Johnson City, TN 37615-8413
<b>Subdivision</b>	Glen Hall & Alan Stevens
<b>County</b>	Washington County, TN

### Current Owner

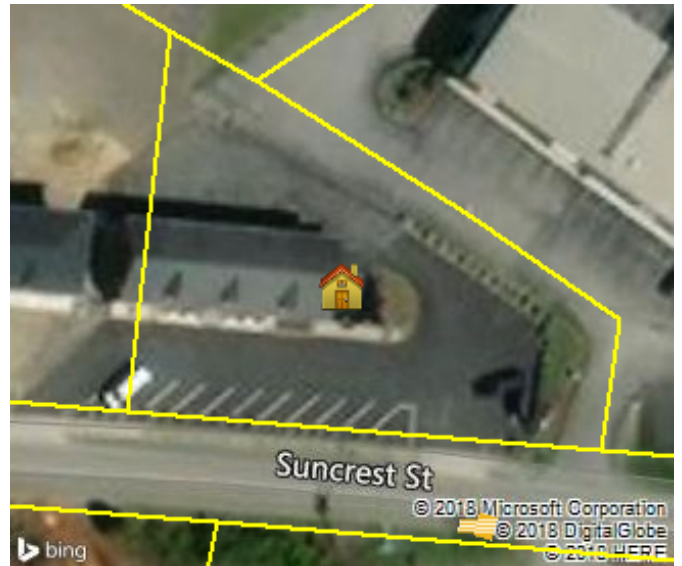
<b>Name</b>	Brooks Family Limited Partnership #1
<b>Mailing Address</b>	1999 E Stone Dr Ste 102 Kingsport, TN 37660-4630

### Property Summary

<b>Property Type</b>	Commercial
<b>Land Use</b>	Undeveloped And Unused Land Area
<b>Improvement Type</b>	Office
<b>Square Feet</b>	<b>4860 sf</b>

### General Parcel Information

<b>Parcel/Tax ID</b>	012P A 014.00
<b>Special Int</b>	000
<b>Alternate Parcel ID</b>	
<b>Land Map</b>	012P
<b>District/Ward</b>	12
<b>2010 Census Trct/Blk</b>	615/2
<b>Assessor Roll Year</b>	2017



### Sales History through 10/02/2018

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	Quality	Book/Page or Docume
07/01/2007	\$172,000	Brooks Family Limited Partnership #1		Warranty Deed	Family Sale	R565/I509
03/12/1998	\$154,500	First Venture Enterprises Llc		Warranty Deed	Accepted	R134/I141
04/12/1990		Hall Glen E & Amos C & Stevens Alan & Etal				688/479
01/15/1988		Hall Glen E & Amos C & Stevens Alan				653/383
08/01/1983		Hall Glen E & Amos C Etal % Kwj Inc				589/68
08/01/1983	\$38,000	Proffitt Billy O		Warranty Deed	Disqualified	589/65
01/01/1980	\$37,500	Stover Larry D		Warranty Deed	Disqualified	557/530

### Tax Assessment

Appraisals	Amount	Taxes	Amount	Jurisdiction	Rate
<b>Assessment Year</b>	2017	<b>Tax Year</b>	2017		
<b>Appraised Land</b>	\$139,300	<b>City Taxes</b>	\$2,835	Johnson City	1.89
<b>Appraised Improvements</b>	\$235,700	<b>County Taxes</b>	\$3,569.70	Washington	2.3798
<b>Total Tax Appraisal</b>	<b>\$375,000</b>	<b>Total Taxes</b>	<b>\$6,404.70</b>		
<b>Total Assessment</b>	<b>\$150,000</b>	<b>Exempt Amount</b>			
		<b>Exempt Reason</b>			

Mortgage History					
Date	Loan Amount	Borrower	Lender	Book/Page or Document#	Assignments/Releases
7/27/2007	\$250,000	Brooks Family Limited Partners	First Tennessee Bank	565/516 07453868	R
12/1/2000	\$24,190	Brotherton Grover & Linda	Washington Mutual	214/2484	
8/3/1999	\$97,500	First Venture Enterprises Llc	First Tennessee Bank	178/35	R
3/17/1998	\$450,000	First Venture Enterprises Llc	First Tennessee Bank	R134/145	

Property Characteristics: Building										
Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Office	Average	4860	1998	2000				1	1
Building Square Feet (Living Space)					Building Square Feet (Other)					
Office			2430							
Office			2430							
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 Split			
Exterior Wall		Common Brick			Heat Type		Heat Split			
Structural Framing					Bathroom Tile					
Fireplace					Plumbing Fixtures		12			
Other										
Occupancy		Occupied			Building Data Source		Inspection			

Property Characteristics: Extra Features			
Feature	Size or Description	Year Built	Condition
Asphalt Paving	4000	1998	Average

Property Characteristics: Lot			
Land Use	Undeveloped And Unused Land Area	Lot Dimensions	185.62 X 144.26 IRR
Block/Lot	/2	Lot Square Feet	
Latitude/Longitude	36.409503°/-82.476062°	Acreage	

Property Characteristics: Utilities/Area			
Gas Source		Road Type	Paved
Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	Stable
Sewer Source		Special School District 1	
Zoning Code	B-5	Special School District 2	
Owner Type			

Legal Description			
Subdivision	Glen Hall & Alan Stevens	Plat Book/Page	15/165
Block/Lot	/2	Description	2016 County Board Change; Tribute Funeral & Cremation Services
District/Ward	12		

Flood Zone Information					
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	47179C0061D	09/29/2006

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| 500-year flood level. |

**Zone Source: FEMA DFIRM Data**

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