

Friday, January 22, 2021

122 White Water Run Ln, Ocoee, TN 37361  
Polk County, TN parcel# 0761 A 160.00

## Property Report

### Location

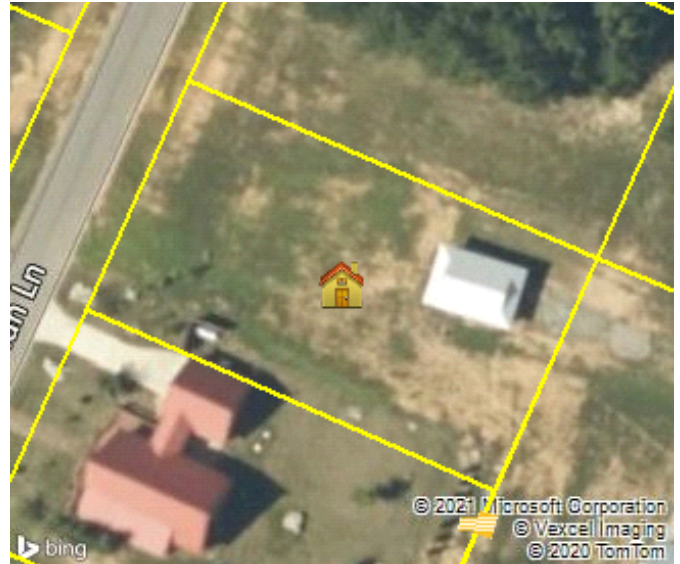
|                         |   |
|-------------------------|---|
| <b>Property Address</b> | 122 White Water Run Ln<br>Ocoee, TN 37361 |
| <b>Subdivision</b>      | Ocoee Mountain Club                       |
| <b>County</b>           | Polk County, TN                           |

### Current Owner

|                        |   |
|------------------------|---|
| <b>Name</b>            | Dmc Family Holdings Llc % Brian L O<br>Shaughnessy  |
| <b>Mailing Address</b> | 735 Broad St Ste 1000<br>Chattanooga, TN 37402-2905 |

### Property Summary

|                         |             |
|-------------------------|-------------|
| <b>Property Type</b>    | Residential |
| <b>Land Use</b>         |             |
| <b>Improvement Type</b> |             |
| <b>Square Feet</b>      |             |



### General Parcel Information

|                             |               |
|-----------------------------|---------------|
| <b>Parcel/Tax ID</b>        | 0761 A 160.00 |
| <b>Special Int</b>          | 000           |
| <b>Alternate Parcel ID</b>  |               |
| <b>Land Map</b>             | 0761          |
| <b>District/Ward</b>        | 01            |
| <b>2010 Census Trct/Blk</b> | 9503/1        |
| <b>Assessor Roll Year</b>   | 2019          |

### Sales History through 01/15/2021

| Date       | Amount    | Buyer/Owners                                    | Buyer/Owners<br>2 | Instrument    | Quality                 | Book/Page or C |
|------------|-----------|---|-------------------|---------------|-------------------------|----------------|
| 12/08/2011 | \$564,450 | Dmc Family Holdings Llc % Brian L O Shaughnessy |                   | Warranty Deed | Multiple<br>Parcels     | 273/200        |
| 03/03/2010 |           | Land Discoveries Llc                            |                   |               |                         | 265/424        |
| 02/23/2007 | \$700,000 | Ocoee Land Holdings Llc                         |                   | Warranty Deed | Physical<br>Differences | 249/451        |

### Tax Assessment

| Appraisals                    | Amount          | Taxes                | Amount          | Jurisdiction | Rate  |
|-------------------------------|-----------------|----------------------|-----------------|--------------|-------|
| <b>Assessment Year</b>        | 2019            | <b>Tax Year</b>      | 2019            |              |       |
| <b>Appraised Land</b>         | \$18,000        | <b>City Taxes</b>    | \$0             |              |       |
| <b>Appraised Improvements</b> | \$16,300        | <b>County Taxes</b>  | \$215.40        | Polk         | 2.512 |
| <b>Total Tax Appraisal</b>    | <b>\$34,300</b> | <b>Total Taxes</b>   | <b>\$215.40</b> |              |       |
| <b>Total Assessment</b>       | <b>\$8,575</b>  | <b>Exempt Amount</b> |                 |              |       |
|                               |                 | <b>Exempt Reason</b> |                 |              |       |

### 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 |
|--------------------------|---------------------|------------|-----------|
| Detached Garage Finished | 500                 | 2014       | Average   |
| Attached Shed            | 100                 | 2014       | Average   |

**Property Characteristics: Lot**

| Land Use                                  | Lot Dimensions         |
|---|------------------------|
| Block/Lot /160                            | Lot Square Feet 17,424 |
| Latitude/Longitude 35.093874°/-84.686789° | Acreage 0.40           |

**Property Characteristics: Utilities/Area**

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

**Legal Description**

|                                 |                      |
|---------------------------------|----------------------|
| Subdivision Ocoee Mountain Club | Plat Book/Page 12/68 |
| Block/Lot /160                  | Description          |
| District/Ward 01                |                      |

**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. | 47139C0206F   | 05/18/2009           |
| X         | Minimal    |     | Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. | 47139C0208F   | 05/18/2009           |